



humberstones
homes

35 MILTON COURT, SANDON ROAD, SMETHWICK, WEST MIDLANDS, B66 4AD
£65,000





LOCATION

Milton Court is conveniently situated for shopping facilities, bus routes and amenities available within Bearwood Town Centre, whilst Harborne is just a short distance away. The local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Bearwood Road into Sandon Road, where the Milton Court complex is situated a short distance along on the right hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN and a recently EXTENDED LEASE this is a good sized 2 bedroomed First floor retirement flat situated within the popular Milton Court complex, handy for Bearwood Town Centre. The complex offers a pleasant communal residents lounge, laundry and there is a lift to all floors. Flat number 35 briefly comprises the following accommodation :- Entrance hall (with intercom receiver), spacious lounge, kitchen, 2 bedrooms and shower room. Outside is a large, pleasant communal garden and communal residents car park (offered on a first come first served basis). Double glazed. EPC rating E.

Entrance Hall

Electric heater, intercom receiver, built in store/airing cupboard and doors off to :-

Lounge 17' 0" x 10' 2" (5.18m x 3.10m)

Window to the front providing pleasant outlook, electric heater, feature fire surround with hearth and door leads to :-

Kitchen 7' 10" x 7' 5" (2.39m x 2.26m)

Window to the front, base units, rolled top work surface area, 3 wall cupboards, single drainer sink with cupboard below, complimentary tiling to the walls.

Bedroom One 13' 10"(max) x 8' 0"(max) (4.21m x 2.44m)

Window to the front and electric heater.

Bedroom Two 12' 5"(into door reces) x 6' 2"(max) (3.78m x 1.88m)

Window to the front. Radiator.

Shower Room 6' 7" x 5' 7" (2.01m x 1.70m)

'Dimplex' wall heater, wc, wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

The Complex

The very popular Milton Court Development offers a large communal residents lounge and kitchenette available to all residents, there is also a laundry and a lift enabling access to all floors.

Communal Garden

Pleasant communal garden with patio, lawn and shrubbed areas.

Communal Residents Car Park

Offered on a first come, first served basis.

Tenure

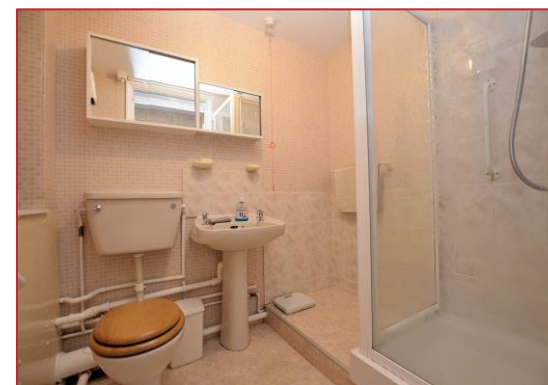
The agents are advised the property is Leasehold with a recently extended lease with approx 122 years left on the lease. The vendors advise there is a current service/management charge of approx £179 pcm which includes ground rent. The agents are advised there is an age restriction for residents which is over 60 years or over 55 years (with a registered disability). The agents have not seen legal documentation and the buyer is advised to obtain verification from their solicitor on any points regarding the lease or service/management charge.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

Ground Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



