



humberstones
homes

34 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 for sale with NO UPWARD CHAIN, This is a spacious First floor retirement flat set within the popular Milton Court Complex within walking distance of Bearwood Town Centre. This particular flat has the advantage of a delightful outlook over the communal residents garden which always proves very popular. Approached via a communal entrance the flat briefly comprises the following accommodation :- Entrance Hall (with intercom receiver and useful walk in store), spacious lounge, kitchen, 2 bedrooms and shower room. The Milton Court Complex has a large communal residents lounge, laundry, and outside is a pleasant communal garden and communal parking offered on a first come, first served basis. Double Glazed, Electric heating, EPC rating E.

Entrance Hall

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

Lounge 17' 0" x 10' 1" (5.18m x 3.07m)

Double glazed window providing delightful outlook over COMMUNAL GARDEN, electric heater and door leads through to :-

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

Double glazed window, base units, work surface area, double wall cupboard, single drainer sink with mixer tap, electric cooker point and complimentary tiling to the walls.

Bedroom One 13' 2"(to back of wardrobe) x 8' 0"(max) (4.01m x 2.44m)

Double glazed window providing pleasant outlook over communal garden, electric heater and fitted wardrobe.



Bedroom Two 12' 5"(into recess) x 6' 2"(max) (3.78m x 1.88m)
Double glazed window with pleasant outlook, electric heater and fitted storage cupboard.

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

Electric heated towel rail, wc, wash handbasin and good sized 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

Large, 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. The vendors advise there is a current service/management charge of approx £180 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.



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 53 | |
| (39-54) | E | | |
| (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.

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