



**humberstones**  
homes

FLAT 23, MILTON COURT, SANDON ROAD, SMETHWICK, WEST MIDLANDS, B66 4AD  
**£69,500**





### LOCATION

Milton Court is situated close to Bearwood Town Centre and all local shopping facilities and amenities available, whilst Warley Woods and Lightwoods Park are just a short distance away. Local Bus Routes provide direct access into Birmingham City Centre and further to the surrounding areas. The complex can be located turning off Bearwood Road at the traffic lights into Sandon Road where Milton Court is then situated a short distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

**DON'T MISS OUT ON THIS ONE!!!**, Offered for sale with a **RECENTLY EXTENDED LEASE** and **REPLACEMENT** Double glazed windows in this well presented **GROUND FLOOR** flat set within the popular Milton Court retirement complex, handy for Bearwood Town Centre. Approached via a communal entrance, there are communal stairs and a lift to all floors. Flat 23 comprises the following accommodation :- Entrance hall (with intercom receiver), spacious lounge, kitchen, 2 good sized bedrooms and shower room. The Milton Court complex offers a large residents lounge, pleasant communal garden and residents parking (offered on a first come first served basis). Double glazed and Electric heaters. EPC rating E.

#### Communal Entrance

Communal stairs and lift leads to all floors.

#### Entrance Hall

Intercom receiver, built in storage cupboard, electric heater and doors off to :-

#### Lounge 15' 0" x 9' 10" (4.57m x 2.99m)

Double glazed window to the front providing pleasant outlook.

#### Kitchen 11' 2"(into recess) x 8' 0"(plus storage) (3.40m x 2.44m)

Double glazed window to the front, base units, work surface area, 1 double wall cupboard, single drainer sink with cupboard below, electric cooker point, complimentary tiling to the walls, good sized walk in storage cupboard.

#### Bedroom One 15' 0" x 8' 6"(plus door recess) (4.57m x 2.59m)

Double glazed window with pleasant outlook to the front. Electric heater.



#### Bedroom Two 11' 10" x 8' 10"(to back of store) (3.60m x 2.69m)

Double glazed window to the front, useful built in storage cupboard with shelving.

#### Shower Room 6' 6" x 5' 6" (1.98m x 1.68m)

Wash handbasin, wc, shower cubicle and shower.

#### The Complex

Milton Court offers large communal lounge with kitchenette off, available to all residents. There is also a Laundry available and a lift to all floors.

#### Communal Garden

Good sized pleasant communal garden with patio, lawn and shrub areas.

#### Communal Residents Parking

Offered on a first come, first served basis.

#### Tenure

The vendors advise the property is Leasehold, with a recently extended lease currently having approx 122 years left. The agents are advised there is a current monthly service charge of approx £180 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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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