



humberstones
homes

FLAT 15 MILTON COURT, SANDON ROAD, SMETHWICK, WEST MIDLANDS, B66 4AD
£60,000





DESCRIPTION

Offered with NO UPWARD CHAIN, and set within the very popular Milton Court retirement complex, very handy for all local shopping facilities available within Bearwood Town Centre, whilst the nearby Hagley Road provides direct access into Birmingham City Centre. This is a good sized 2 bedroomed ground floor flat approached via a communal entrance and leads to the following accommodation :- Entrance hall (with intercom receiver), spacious lounge, kitchen, 2 bedrooms and shower room. The complex has a large communal residents lounge, garden, laundry and there is a lift to all floors. There is also a communal residents car park (offered on a first come first served basis). Double glazed. Electric heating, EPC rating tbc.

Entrance Hall

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

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

Double glazed window to the front with pleasant outlook, electric heater and door leads through to :-

Kitchen 7' 11" x 7' 4" (2.41m x 2.23m)

Double glazed window to the front, base units, work surface area, single drainer sink with cupboard below, 4 ring electric hob, complimentary tiling to the walls.

Bedroom One 14' 0" (to back of wardrobe) x 8' 0" (max) (4.26m x 2.44m)

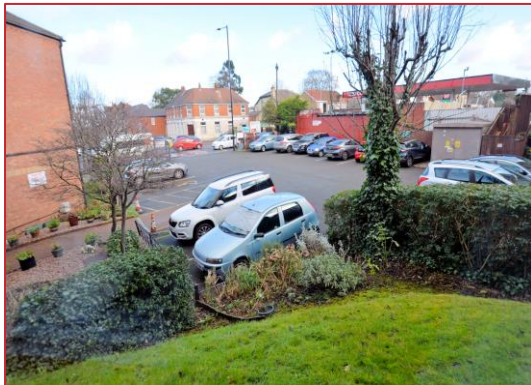
Double glazed window to the front, electric heater and fitted wardrobe with hanging rail and storage.

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

Double glazed window to the front. Electric heater.

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

Wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.



The Complex

The very popular Milton Court Complex offers communal Entrance, stairs and lift to all floors, and there is a large residents lounge and laundry.

Communal Garden

There is a pleasant good sized communal garden with patio and lawn area.

Communal Residents Car Park

Offered on a first come first served basis

Tenure

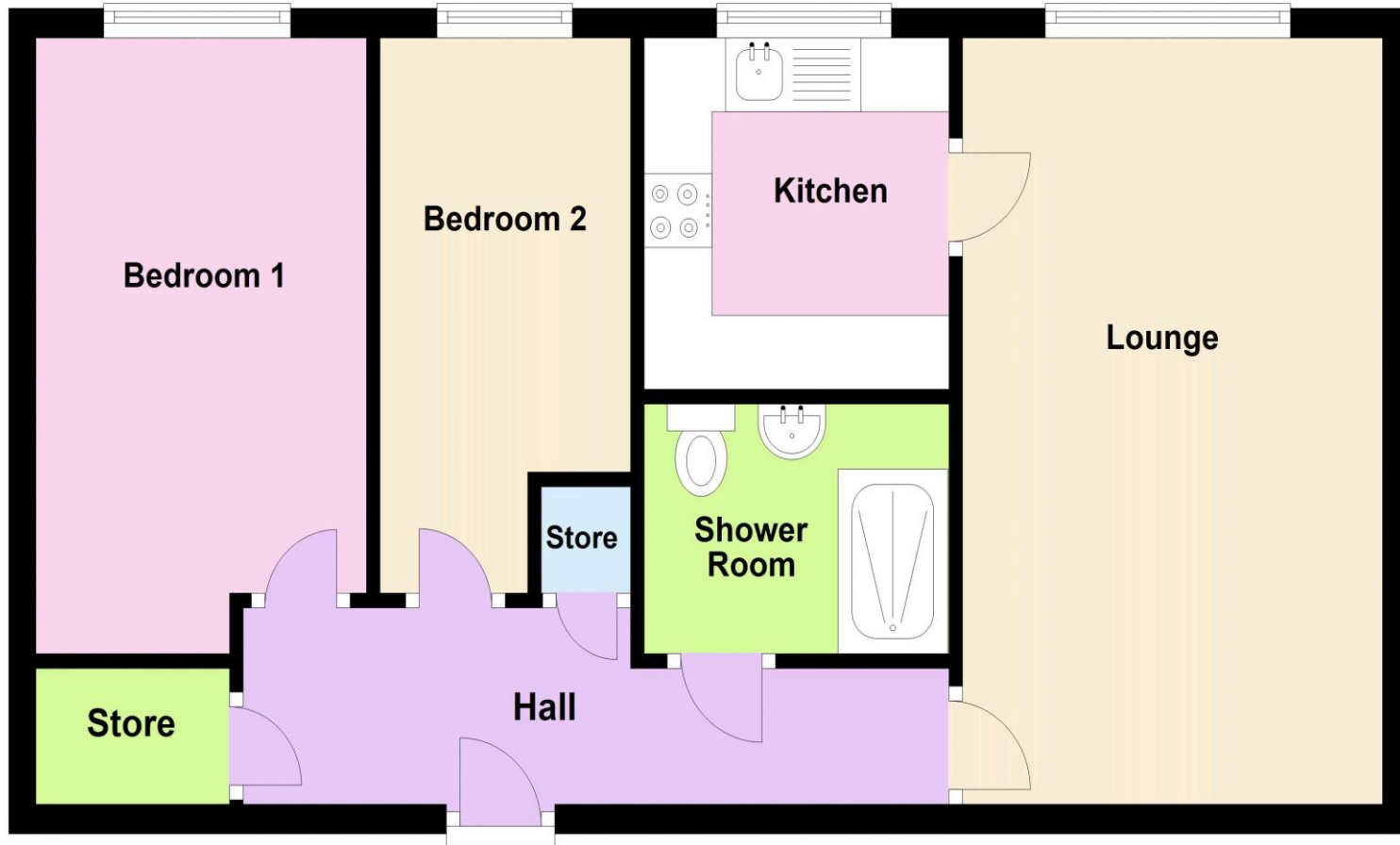
Vendors advise the property is Leasehold and the Lease was recently extended to 125 years from June 2018, so it expires in June 2143. The agents are advised there is currently a service/maintenance charge of approx £180 per calendar month which includes ground rent. The agents are advised there is an 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 £240 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		75
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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



