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homes

28 MILTON COURT, SANDON ROAD, SMETHWICK, WEST MIDLANDS, B66 4AD
£70,000





DESCRIPTION

Offered with NO UPWARD CHAIN, This is a superb and very well presented 2 Bedroom top floor flat set within the popular Milton Court Retirement Complex, and is handy for all local shopping facilities and amenities available within Bearwood Town Centre, whilst Hagley Road enables commuting directly into Birmingham City Centre. The property is approached via a communal Entrance and leads to the following accommodation :- Entrance hall, spacious lounge, kitchen, 2 good sized bedrooms and re-fitted shower room. Within Milton Court there is 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. Council Tax Band C. EPC rating E.

Entrance Hall

Electric heater, built in storage cupboard, additional built in airing cupboard and doors off to :-

Lounge 14' 4" x 9' 10" (4.37m x 2.99m)

Window to the front providing pleasant outlook, electric heater and door leads to :-

Kitchen 10' 5" x 7' 0" (3.17m x 2.13m)

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

Bedroom One 13' 1"(into recess) x 8' 7" (3.98m x 2.61m)

Window to the front, electric heater, range of fitted furniture including wardrobe with hanging rail, storage and fitted bedside units with shelving.

Bedroom Two 11' 1" x 6' 6" (3.38m x 1.98m)

Window to the front and electric heater.

Re-Fitted Shower Room 7' 0" x 5' 6" (2.13m x 1.68m)

Electric heated towel rail and attractive suite comprising :- WC, wash handbasin and shower cubicle with shower and complimentary 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

The vendors advise that the property is Leasehold with approx 72 years currently left on the Lease. 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 £240 per transaction.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(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.

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