



humberstones
homes

FLAT 2, LARKSPUR COURT, NARROW LANE, HALESOWEN, WEST MIDLANDS, B62 9NA
£145,000





DESCRIPTION

Offered with NO UPWARD CHAIN, this is a modern, well presented, spacious ground floor retirement flat (for residents over 60 years old), set within a popular and sought-after part of Halesowen and is handy for local shops and bus route, whilst Hagley Road West enables commuting into Birmingham City Centre. The flat is approached via a communal entrance and leads to the following accommodation, all on the ground floor. Entrance hall (with intercom receiver), spacious lounge (having pleasant outlook over communal garden), fitted kitchen (with integrated oven/hob), 2 good sized bedrooms and shower room. Outside is a communal residents car park (offered on a first come, first served basis), and lovely communal gardens with lawn areas. Double glazed, Gas central heating, Council tax band B. EPC rating C.

Communal Entrance

Leading to the accommodation.

Entrance Hall

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

Lounge 14' 10" x 10' 4"(plus door recess) (4.52m x 3.15m)

Double glazed window to the rear providing pleasant outlook over communal garden, radiator and door leads through to :-

Fitted Kitchen 9' 8" x 7' 2" (2.94m x 2.18m)

Double glazed window to the side, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, integrated fridge/freezer and washer/dryer, concealed central heating boiler and complimentary tiling to the walls.



Bedroom One 12' 6"(to back of wardrobe) x 10' 2"(max) (3.81m x 3.10m)

Double glazed window to the rear with pleasant outlook over communal garden, radiator and fitted furniture including wardrobes with hanging rail and storage. Fitted dresser unit with drawers.

Bedroom Two 9' 6"(max) x 8' 7"(max) (2.89m x 2.61m)

Double glazed window to the rear. Radiator.

Shower Room 8' 1"(max) x 7' 0"(max) (2.46m x 2.13m)

Heated towel rail and suite comprising :-wash handbasin, wc and shower cubicle with screened door, shower and tiling to the walls.

Front

Communal residents car park available on a first come, first served basis.

Communal garden

Pleasant, well maintained communal garden with lawn and communal drying area.

Tenure

The agents have checked HM land registry and the official copy of register of title shows the property as being Leasehold. The agents are advised the Lease commenced with a 99 year lease on 20th May 1988 (currently approx 65 years left on the lease). There is a current service/maintenance charge of £1920 per annum. PLEASE NOTE THIS IS A RETIREMENT COMPLEX AND RESIDENTS MUST BE OVER 60 YEARS OF AGE. We recommend buyers verify the status and satisfy themselves as to the tenure.

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. 56.7 sq. metres (610.2 sq. feet)



Total area: approx. 56.7 sq. metres (610.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(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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