



humberstones
homes

3 VENTNOR CLOSE, OLDBURY, WEST MIDLANDS, B68 0DH

£135,000





DESCRIPTION

Offered with NO UPWARD CHAIN and benefitting from a long lease, This is a very well presented, spacious ground floor maisonette occupying a pleasant cul-de-sac position within this popular location. It is not very often you can find a property like this one, tucked away in a quiet cul-de-sac but also being extremely handy for many local amenities including shops, schools, restaurants, and bus route. Nearby Hagley Road West enables direct access into Birmingham City Centre whilst M5 Motorway (J2) is easily accessible. The Maisonette comprises the following accommodation, all on the ground floor : Entrance hall, spacious lounge/diner, fitted kitchen (with integrated oven/hob), 2 double bedrooms and shower room. Outside is a pleasant good sized rear garden. There is also a Garage in separate block. Double glazed, Electric heating, Council Tax Band B. EPC rating D.



Entrance Hall

Electric heater, built in storage cupboard and doors off to the following accommodation, all on the ground floor.

Lounge/Diner 16' 10"(max) x 12' 11"(max) (5.13m x 3.93m)

Electric heater, attractive feature fire surround with hearth, double glazed double opening doors onto the rear garden.

Fitted Kitchen 9' 8" x 6' 5" (2.94m x 1.95m)

Double glazed window to the rear, electric heater, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, complimentary tiling to the walls.



Bedroom One 11' 8" x 10' 11" (3.55m x 3.32m)

Double glazed window to the front. Fitted wardrobe, electric heater.

Bedroom Two 11' 8" x 8' 1" (3.55m x 2.46m)

Double glazed window to the front and electric heater.

Shower Room 5' 11" x 5' 10" (1.80m x 1.78m)

Double glazed window to the side, electric heated towel rail and suite comprising :- wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Rear Garden

Pleasant rear garden with decking area, slab garden and shrubbed borders. Side access gate.

Tenure

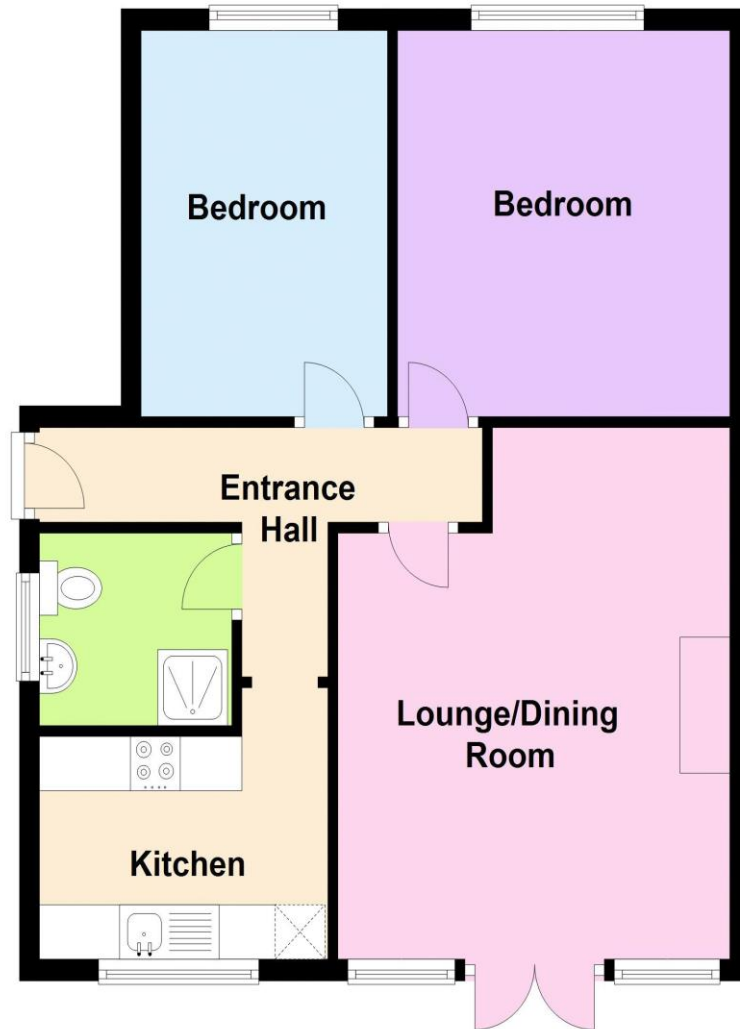
The agents have checked HM land registry and the official copy of register of title shows the property as being Leasehold and held under a 150 year lease which commenced on 29th September 2004 and is subject to an annual ground rent of approx £74.00. Our client advises there is NO service/maintenance charges payable. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure and any aspects of the Lease.

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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



