



26 MILTON COURT, SANDON ROAD, SMETHWICK, WEST MIDLANDS, B66 4AD

£69,950

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LOCATION

Milton Court is a popular complex, conveniently situated for all local shopping facilities and amenities available within BEARWOOD Town Centre, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Bearwood Road into Sandon Road where the Milton Court complex is situated on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a spacious, well presented 2 bedroomed ground floor retirement flat set within this popular complex and is handy for Bearwood Town Centre. Approached via a communal entrance and comprises the following accommodation:- Entrance hall, spacious lounge, kitchen, 2 bedrooms and shower room. The complex has a large residents lounge, communal laundry, pleasant gardens, and there is a lift to all floors. There is a communal residents car park available on a first come, first served basis. Electric heating, and the flat has had replacement double glazed windows. EPC rating D.

Communal Entrance

Leading to the Accommodation.

Entrance Hall

Electric heater, useful walk in storage cupboard, built in store/airing cupboard and doors off to :-

Lounge 18' 7"(into bay) x 9' 10" (5.66m x 2.99m)

Double glazed bay window to the rear, electric heater, feature fire surround and door leads through to :-

Kitchen 7' 10" x 7' 5" (2.39m x 2.26m)

Double glazed window to the rear, base units, work surface areas, single drainer sink with mixer tap, electric cooker point and complimentary tiling to the walls.

Bedroom one 13' 10"(max) x 8' 0"(max) (4.21m x 2.44m)

Double glazed window to the rear, and electric heater.

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

Double glazed window to the rear. Electric heater.

Shower Room 6' 8" x 5' 8" (2.03m x 1.73m)

Suite comprising :- WC, wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

The Complex

Within the complex there is a large residents lounge available to all residents at any time, lift to all floors, and a laundry room.

Outside

Communal parking

There is a communal residents car park available on a first come first served basis.

Communal Garden

Pleasant communal garden with patio, lawn and shrubbed areas.

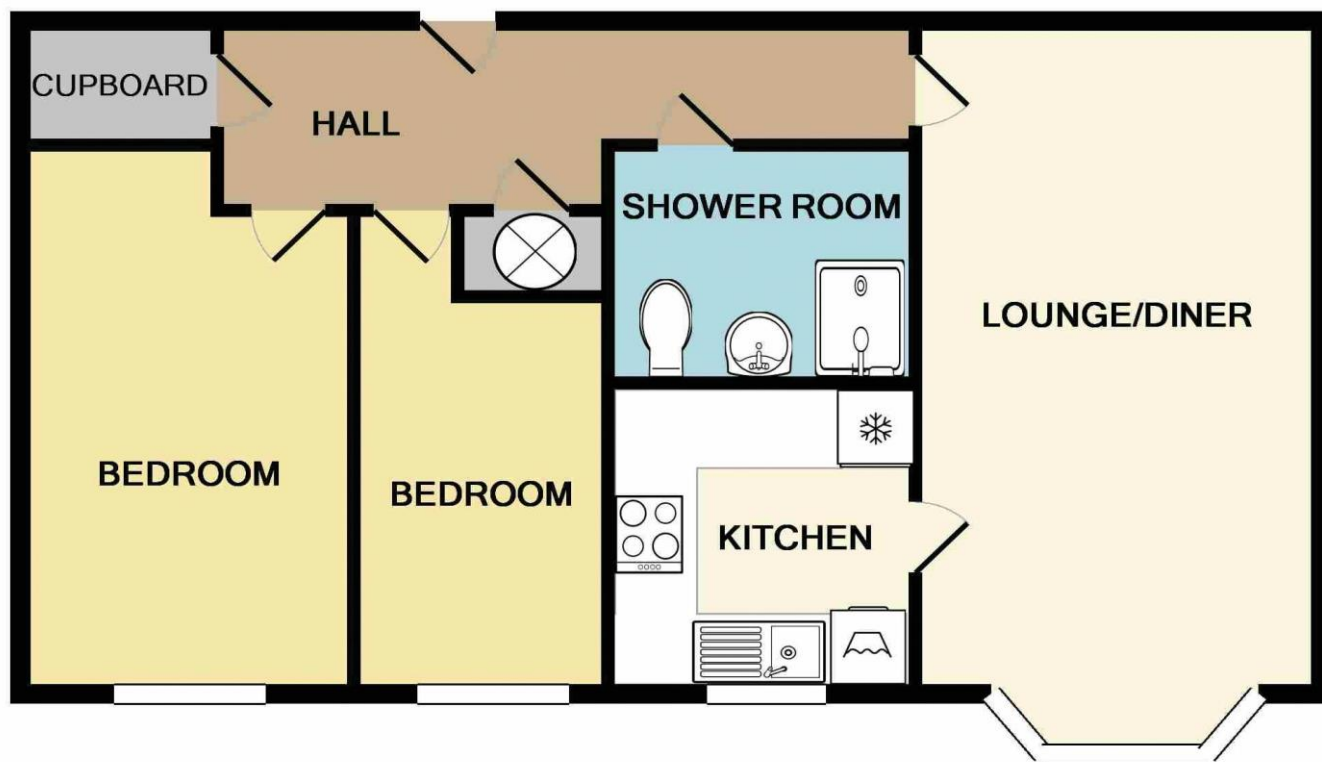
Tenure

The agents are advised the property is Leasehold with approx 72 years currently left on the lease, The vendors advise there is a current service/management charge of approx £169.72 pcm 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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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Address: Flat 26 Milton Court, Sandon Road, SMETHWICK, West Midlands, B66 4AD
RRN: 2658-5021-7243-6351-8900

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

