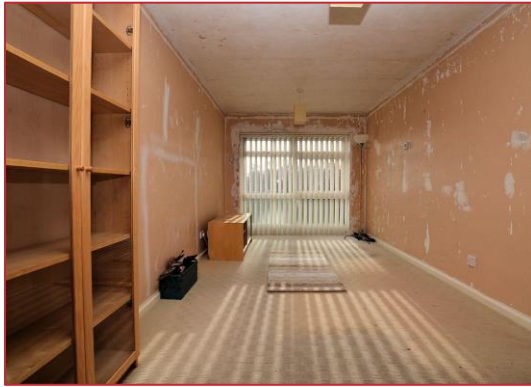




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29 LEICESTER CLOSE, WARLEY WOODS AREA, SMETHWICK, WEST MIDLANDS, B67 5NJ
£85,000





LOCATION

The property is pleasantly situated within this popular location, and is very handy for Warley Woods/Golf Course, and provides access to Bearwood Town Centre, whilst the local major road network enables commuting to Birmingham City Centre and further to the surrounding areas. The property can be located turning off Abbey Road into Leicester Close.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a good sized second floor flat with an extended lease for 999 years from 29 September 2010. Occupying a pleasant position within this popular neighbourhood, with outlook from the front towards Warley Woods. Approached via a communal entrance/staircase/landing and briefly comprising the following accommodation :- Entrance hall, spacious lounge with pleasant outlook, kitchen, double bedroom, and bathroom. There is a garage in separate block. Gas warm air heating & DG. VIEWING ESSENTIAL. EPC rating D.

Approach

The flat is approached via a communal entrance/stairs/landing

Entrance Hall

Intercom receiver, built in storage cupboard, additional built in store housing warm air heating system. Doors off to :-

Lounge 17' 0" x 9' 9" (5.18m x 2.97m)

Double glazed window to the front with pleasant outlook towards Warley Woods, warm air heating duct, and door leads through to :-

Kitchen 9' 9" x 7' 8" (2.97m x 2.34m)

Double glazed window to the rear, single drainer sink with cupboard below, work surface area, gas cooker point.

Double Bedroom 12' 3" x 9' 9" (3.73m x 2.97m)

Double glazed window to the front providing pleasant outlook towards Warley Woods, warm air heating duct.

Bathroom 9' 9"(max) x 4' 8"(plus door recess) (2.97m x 1.42m)

Double glazed window to the rear, warm air heating duct, bath with shower over, wc, wash handbasin, and built in airing cupboard.

Outside

Communal Garden

Pleasant communal garden with lawn area

Garage

In separate block

Lease

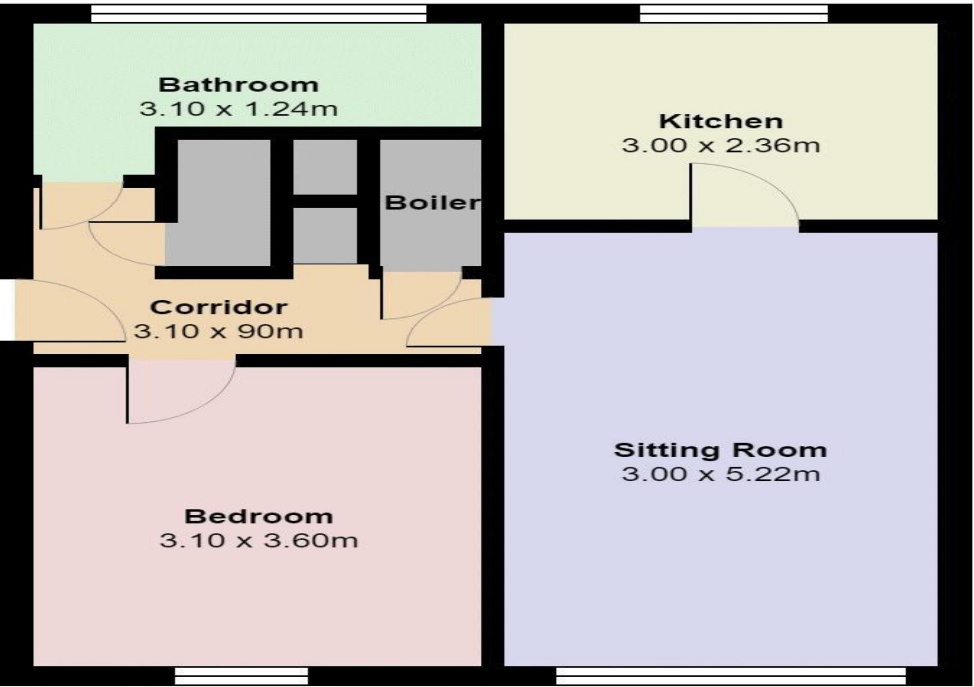
The agents are advised that the property is Leasehold with an extended lease for 999 years from 29 September 2010. there is a current service/maintenance charge of £85 pcm which includes the ground rent. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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.

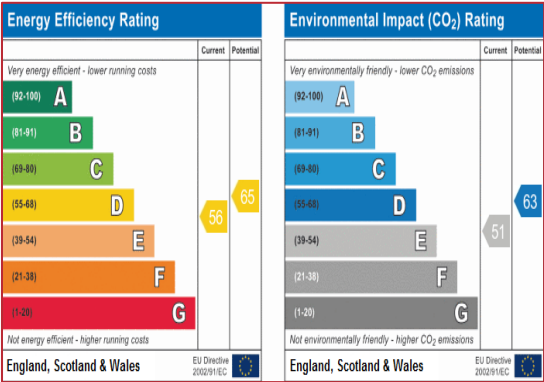


Flat 29 Leicester Close



Total Area: 48.5 m²

All measurements are approximate and for display purposes only



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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