



FLAT 37, MILTON COURT, SANDON ROAD, SMETHWICK, WEST MIDLANDS, B66 4AD

£69,950

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LOCATION

Milton Court occupies a pleasant position within this convenient neighbourhood and is handy for local bus routes and all shopping facilities available within Bearwood Town Centre, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The complex can be located turning off Bearwood Road into Sandon Road, and Milton Court is situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a spacious first floor flat situated within this retirement complex which is handy for Bearwood Town Centre, There is an age restriction for residents which is over 60's (or over 55 years with a registered disability). The flat is approached via a communal entrance and briefly comprises :- Entrance hall (with intercom receiver), spacious lounge, kitchen, 2 bedrooms, and shower room. There is a lift within the complex to all floors, and Milton Court offers a communal residents lounge, laundry, pleasant communal gardens and communal residents parking (available on a first come, first served basis). VIEWING ESSENTIAL. EPC rating C.

Entrance Hall

Intercom receiver, electric heater, useful walk in storage cupboard, additional built in store/airing cupboard and doors off to :-

Lounge 17' 1" x 10' 2" (5.20m x 3.10m)

Window to the front, electric heater, attractive fire surround with hearth, and door leads to :-

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

Window to the front, base and wall mounted units, rolled top work surface area, single drainer sink with cupboard below, electric cooker point and complimentary tiling to the walls.

Bedroom One 13' 10"(into recess) x 8' 0"(max) (4.21m x 2.44m)

Window to the front, and electric heater.

Bedroom Two 9' 11"(plus recess) x 6' 2"(max) (3.02m x 1.88m)

Window to the front and electric heater.

Shower Room 6' 6" x 5' 7" (1.98m x 1.70m)

WC, wash handbasin, shower, and complimentary tiling to the walls.

The Complex

Milton Court offers a large communal residents lounge, available to all residents at any time, there is also a residents laundry and lift to all floors. Outside there is a pleasant communal garden and communal residents parking (available on a first come, first served basis).

Tenure

The agents are advised that the property is Leasehold with approximately 72 years currently remaining on the lease, The agents are advised there is a current service charge of £165.68. There is an age restriction for residents which is over 60's 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.

Tenure

The agents are advised that the property is managed by Midland Heart Limited, and is Leasehold with approximately 72 years currently remaining on the lease, The agents are advised there is a current service charge of £169.72. There is an age restriction for residents which is over 60's 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.



Ground Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		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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