



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

£99,950

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## LOCATION

The property is set within a popular cul-de-sac in Oldbury close to its borders with Quinton and offers excellent access to local shops and businesses on Hagley Road West, bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning left off Hagley Road West into Woodgreen Croft then right into Ventnor Close where the property can be found on the left hand side towards the end of the cul-de-sac as indicated by the agents for sale board.

## DESCRIPTION

Well presented ground floor maisonette which has just been redecorated throughout and comes with no upward chain and long lease with approximately 132 years unexpired. The property offers good sized living accommodation and is set within a small cul-de-sac location. The accommodation briefly comprises of an entrance hall, Lounge/diner, kitchen with appliances, two double bedrooms and bathroom. Externally to the rear there is a small enclosed terrace and to the front a low maintenance frontage and on street parking. The property benefits from upvc double glazing and electric heating. EPC Rating: E

**Glazed paneled UPVC door at side of property to Entrance Hall**

### Entrance Hall

Having electric storage heater, hot water tank, doors to all rooms and ceiling light point.

**Lounge/Diner 16' 2" max x 12' 11" (4.92m x 3.93m)**

Rear Facing - Having feature fire surround, electric storage heater, ceiling light point and patio door to small terrace area.

**Kitchen 9' 7" x 6' 5" (2.92m x 1.95m)**

Rear Facing - Having vinyl flooring and fitted with range of wall and base units with worksurfaces over, courtesy tiling, inset sink unit, built in electric oven and hob with cooker hood over, under counter fridge and freezer, washing machine, electric storage heater and ceiling light point.

**Bedroom One 11' 8" x 11' 0" (3.55m x 3.35m)**

Front Facing - Having electric storage heater and ceiling light point.

**Bedroom Two 11' 7" x 8' 1" (3.53m x 2.46m)**

Front Facing - Having electric storage heater and ceiling light point.

## Bathroom

Side Facing - Having vinyl flooring and fitted with white suite comprising paneled bath with mixer shower and screen, integrated wc and basin set into vanity unit, extractor, electric fan heater and ceiling light point.

## Outside

To the front there is a garden area and to the rear there is a small enclosed patio area. Parking is available to the front on street, on a first come first serve basis.

## 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 property is Leasehold and held under a 147 year lease which commenced on 25 December 2004 and is subject to an annual ground rent of £75 which will double in June 2030. 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.





