



FLAT 1, MILTON COURT, SANDON ROAD, SMETHWICK, WEST MIDLANDS, B66 4AD

£80,000

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LOCATION

Milton Court is conveniently situated and is handy 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.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a spacious and well presented 2 bedroomed retirement flat situated within this popular complex for over 60's, or over 55 years (with a registered disability) and is handy for local shopping facilities within Bearwood Town Centre. The property is approached via a communal entrance and briefly comprises the following accommodation :- Entrance hall, spacious lounge, re-fitted kitchen (with oven/hob), 2 good sized bedrooms, and re-fitted shower room. The Milton Court Complex offers a communal residents lounge, pleasant communal garden and communal residents parking (available on a first come first served basis). DG & elec heating. VIEWING ESSENTIAL. EPC rating D.

Entrance Hall

Electric storage heater, built in storage cupboard, built in airing cupboard, and doors off to the following accommodation :-

Lounge 14' 4" x 9' 10" (4.37m x 2.99m)

Double glazed window to the front, electric storage heater, attractive fire surround and door leads to :-

Kitchen 10' 5" x 6' 11" (3.17m x 2.11m)

Double glazed window to the side, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, integral 'NEFF' oven, 2 ring electric 'Induction' hob, plumbing for automatic washing machine, plumbing for dishwasher, complimentary tiling to the walls and wall mounted fan heater.

Bedroom One 12' 11"(max) x 8' 7"(max) (3.93m x 2.61m)

Double glazed window to the front, and electric storage heater.

Bedroom Two 11' 1" x 6' 6" (3.38m x 1.98m)

Double glazed window and electric panel heater.

Re-Fitted Shower Room 6' 11" x 5' 6" (2.11m x 1.68m)

Pedestal wash handbasin, wc, and shower cubicle with screened door, shower, complimentary tiling to the walls and wall mounted fan heater.

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 off the same corridor as flat 1.

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.

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 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.



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	
	61	66		52	55

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, 129 Poplar Road, Bearwood, B66 4AP - 0121 434 4345 –
bearwood@humberstoneshomes.co.uk**

