





LOCATION

The Milton Court complex 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. The Complex is located turning off Bearwood Road into Sandon Road where 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 2 bedroomed first floor retirement flat conveniently situated for Bearwood Town Centre, with communal residents parking. The flat is 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 communal residents lounge, pleasant communal gardens and there is a lift to all floors. DG & Elec heating, VIEWING ESSENTIAL. EPC rating C. COUNCIL TAX BAND C.

Communal Entrance

With communal stairs and lift to all floors.

Entrance Hall

Electric heater, intercom receiver, loft access, built in airing cupboard and doors off to all accommodation :-

Lounge 15' 0" x 9' 10" (plus door recess) (4.57m x 2.99m)

Double glazed window to the front providing pleasant outlook, electric heater.

Kitchen 11' 3" (into recess) x 8' 1" (max) (3.43m x 2.46m)

Double glazed window to the front, base units, work surface area, double wall cupboard, single drainer sink with mixer tap, electric cooker point, complimentary tiling to the walls and door leads to :-

Walk in storage cupboard

With shelving.

Bedroom One 15' 1" (max) x 8' 7" (plus door recess) (4.59m x 2.61m)

Double glazed window to the front.

Bedroom Two 11' 10" (max) x 8' 9" (to back of wardrobe) (3.60m x 2.66m)

Double glazed window to the front, and fitted wardrobe with hanging rail and storage.

Shower Room 6' 7" (max) x 5' 9" (max) (2.01m x 1.75m)

Pedestal wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

The Complex

Milton Court has a large residents lounge, laundry, communal store and a lift to all floors.

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 £180 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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Address: Flat 27 Milton Court, Sandon Road, SMETHWICK, West Midlands, B66 4AD
RRN: 8391-7521-6520-4604-4906

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



