



FLAT 16 GUARDIAN HOUSE, HAGLEY ROAD WEST, OLDBURY, WEST MIDLANDS, B68

£48,000

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LOCATION

The property is conveniently situated for local shopping facilities and amenities, public transport, whilst the local major road networks including the M5 motorway enables access to further afield. The property can be located travelling from the agents office along Hagley Road West, at the island proceed straight on, down the slip road and continue along Hagley Road West where the development is located on the left hand side before the next island.

DESCRIPTION

First floor retirement flat occupying a pleasant position within this popular development situated to the front of the development, and comes with no upward chain. Approached via a residents communal entrance with stairs and lift providing access to the first floor and property. The accommodation briefly comprises of, Entrance hall, lounge (with intercom receiver), kitchen, double bedroom and bathroom. The property benefits from residents laundry and has communal gardens and parking to rear. Fitted with double glazing and electric heating. EPC Rating: B

The Development

Guardian House is a retirement complex with lift, having a minimum age qualification of 60 for occupation.

Entrance Hall

Having electric storage heater, ceiling light point, airing cupboard/store housing hot water tank and doors to lounge, bedroom and bathroom.

Lounge 14' 7" x 10' 5" (4.44m x 3.17m)

Front Facing - Having feature fire surround with electric fire, electric storage heater, ceiling light point and door to kitchen.

Kitchen 11' 4" x 5' 9" (3.45m x 1.75m)

Front Facing - Fitted with range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, cooker recess, space for fridge freezer, laminate flooring, wall mounted electric fan heater and ceiling light point.

Double Bedroom 13' 2" x 8' 3" (4.01m x 2.51m)

Front Facing - Having built in cupboard, electric storage heater and ceiling light point.

Bathroom 5' 8" x 6' 4" (1.73m x 1.93m)

Fitted with paneled bath having electric shower over, low level wc, pedestal wash hand basin, vinyl flooring, part tiling to walls, wall mounted electric fan heater, extractor and ceiling light point.

Communal Gardens

Pleasant communal gardens with lawn area.

Parking

Communal residents Car Park at the rear.

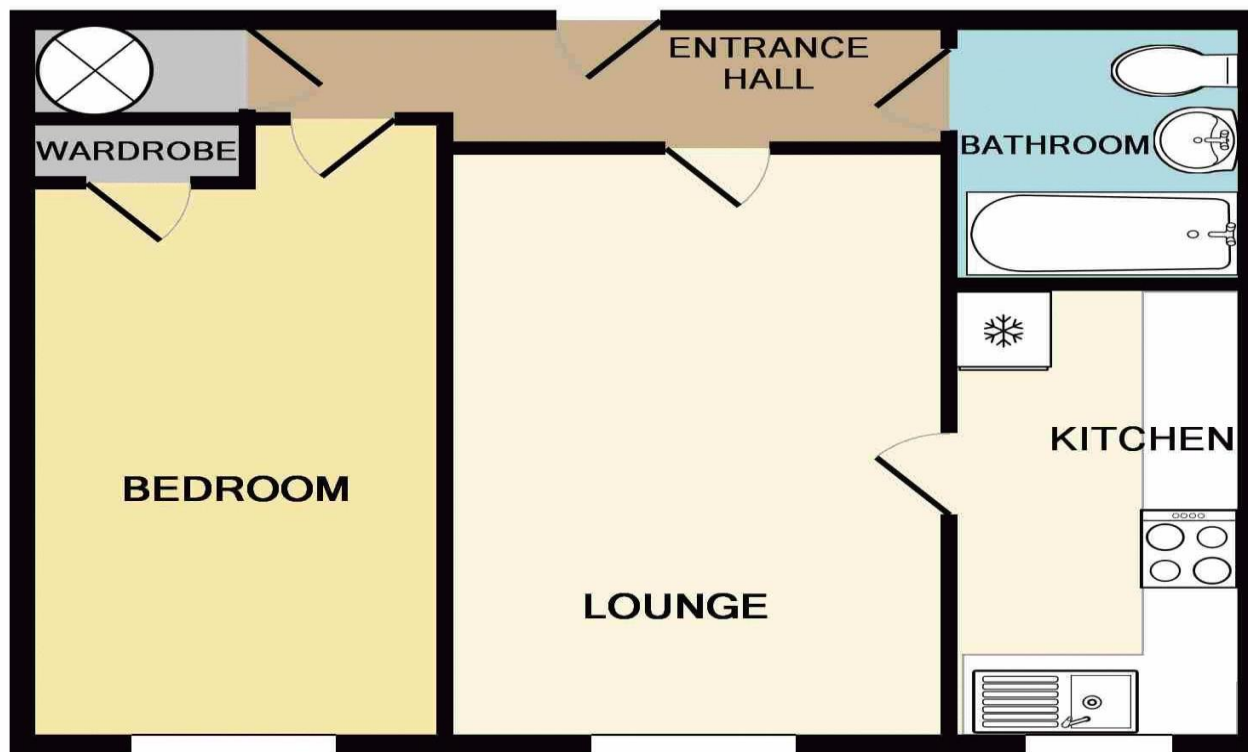
Lease Details

We are advised the property is leasehold for a term of 99 years from 1988 (68 years unexpired at time of writing). A service charge is payable in accordance with the terms of the lease. The current service charge for the period is £134.36 per month, however this amount is subject to change. The property is one of Anchor Hanovers Government subsidised estates which means that it is being offered for 70% of the open market value. This was because the property was built with the aid of a Government Grant which reduced the price by a 30% proportion of its value. A purchaser, therefore, will pay for and own a 70% proportion of its value. The lease specifies the special conditions that are applicable to occupation and selling the property. 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 lease requirements.

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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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, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – quinton@humberstoneshomes.co.uk



| 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 | |

