



68 KINSEY ROAD, SMETHWICK, WEST MIDLANDS, B66 4SL

£105,000

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LOCATION

The property occupies a pleasant position within this convenient neighbourhood and is handy for local shopping facilities and amenities available, whilst the local major network enables commuting into Birmingham City Centre and further to the surrounding areas.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious, modern 2 bedroomed ground floor apartment conveniently situated for gaining access into Birmingham City Centre, approached via a communal entrance and briefly comprising the following accommodation :- Entrance hall (with intercom receiver), spacious open plan lounge/fitted kitchen area, balcony, 2 double bedrooms and shower room. There is a communal parking space, and communal garden areas. DG & ELEC HTG. EPC rating D.

Communal Entrance

Leading to the accommodation.

Entrance Hall

Electric heater, double glazed window to the rear, useful walk in store, intercom receiver, and doors off to :-

Open Plan Lounge/Fitted Kitchen Area 23' 1" (max overall) x 10' 10" (plus recess) (7.03m x 3.30m)

Comprising :-

Lounge Area

Electric heater, and double glazed double opening doors to:-

Balcony

With outlook to the front.

Fitted Kitchen Area

Double glazed window to the rear, base unit, work surface area, wall cupboard, one a half bowl single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above.

Bedroom One 12' 10" (into recess) x 9' 5" (max) (3.91m x 2.87m)

Double glazed window to the front. Electric heater.

Bedroom Two 10' 5" x 8' 3" (3.17m x 2.51m)

Double glazed window to the front. Electric heater.

Shower Room 8' 5" (max) x 8' 2" (max) (2.56m x 2.49m)

Double glazed window to the rear, electric heater, pedestal wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Outside

Parking

There is 1 allocated parking space and certain visitor spaces available on a first come, first served basis.

Gardens

Gardens are communal, there are lawn area and pathway leading to the accommodation.

Tenure

The agents are advised that the property is Leasehold and the agents are advised there was a 125 year lease from new, and there is a Current yearly service/management charge of approx £1190.92 pa, and a yearly ground rent of £150 pa. 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

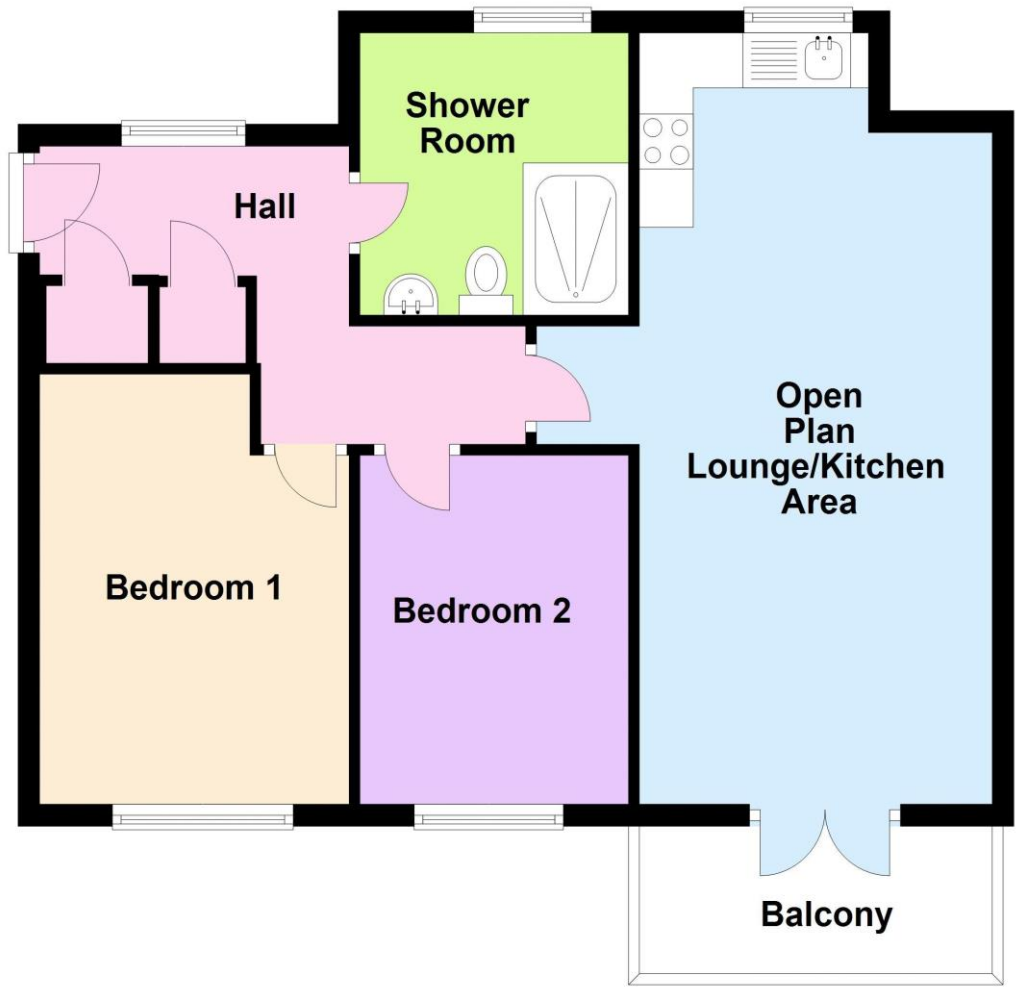
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Ground Floor



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	71	71
(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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