



92 Hawkesley Drive, Longbridge, Birmingham, B31 4EX

£180,000

Allan Morris
estate agents

92 Hawkesley Drive, Longbridge, Birmingham, B31 4EX

'Vacant & No Upward Chain'

This end-terraced retirement bungalow for the over 55's is being sold on a 75% shared ownership basis, with the remaining 25% being owned by Housing 21 and having no rent payable for the 25% share.

The bungalow is situated in a residential area within easy reach of the railway station and facilities of Longbridge. The well appointed bungalow offers wheelchair friendly and deceptively spacious accommodation of approximately 780sqft, comprising: a wide reception hallway with two built-in cupboards; an open plan fitted kitchen, dining area and lounge; two bedrooms; and a large shower wetroom.

In addition, the property benefits from a wide drive with off-road parking for one car, good sized gardens to front, side & rear, gas-fired central heating and PVC double glazing.

There is a lease of 125 years from 20/07/2009 (less 10 days) with no ground rent and a service charge payable of £183.83 per month.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- Measurements are approximate & may include recesses, suites, cupboards, restricted headroom & wardrobes.

KEY FEATURES

- End-terraced bungalow for over 55's
- Price for 75% shared ownership
- No rent payable for 25% share
- 125 year lease from 20/07/2009
- Ground rent nil
- Accommodation approx 780sqft
- Wheelchair friendly
- Council tax band B (Birmingham CC)
- Energy Performance Certificate band C
- Drive for one car
- Vacant & no upward chain
- Service charge for 2025/26 £180.83/month, including building insurance & contribution to sinking fund





INCLUSIONS

- Carpet & floor coverings as fitted
- Blinds & curtains as fitted
- Electric oven, hob, cookerhood & washing machine in kitchen
- Wardrobe, drawers & shelving in bedroom one

DESCRIPTION

- **RECEPTION HALLWAY** 5.09m x 1.57m < 2.04m (16'9" x 5'2" < 6'8")
- **OPEN PLAN FITTED KITCHEN, DINING AREA & LOUNGE** 8.90m x 2.76m < 3.47m (29'2" x 9'1" < 11'4")
- **FITTED KITCHEN AREA** 3.26m x 2.83m (10'8" x 9'3")
- **DINING AREA** 2.76m x 3.26m x 2.20m (9'1" x 10'8" x 7'2")
- **LOUNGE AREA** 3.88m x 2.76m < 3.47m (12'8" x 9'1" < 11'4")
- **BEDROOM ONE** 4.61m x 2.84m (15'1" x 9'4")
- **LARGE SHOWER WETROOM** 2.66m x 2.41m (8'9" x 7'11")
- **BEDROOM TWO** 3.14m x 2.33m (10'4" x 7'7")

OUTSIDE

- **PARKING** To the front is a wide block paved drive providing off-road parking for one car.
- **GARDENS** To side of drive there is a lawn with trees and shrubs. A gate opens to a lawn, with mature trees, along side of the bungalow to rear and opening into a gravel, paved and tarmac area to rear of the bungalow.



Ground Floor



Not to scale.
For general guidance purposes only
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Plan produced using PlanUp.

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