



Stratford Road, Hall Green

Offers Around £110,000

- SECOND FLOOR RETIREMENT APARTMENT
- HALLWAY
- LOUNGE
- RESIDENTS LOUNGE
- CONVENIENT LOCATION
- SECURE COMMUNAL ENTRANCE
- KITCHEN
- SHOWER ROOM
- RESIDENTS LAUNDRY

These modern apartments were built specifically for the over 60's with retirement, privacy and care in mind. McCarthy & Stone are the country's leading builder of such accommodation and their experience is shown with this development which gives an opportunity for convivial conversation and meeting of people in the communal lounge, yet privacy within one's own home. Security is ensured by an entry phone system at ground floor level. The apartment itself has strategically positioned emergency pull cords and telephone, which will automatically seek assistance should it be required.

There is a manager within the development and in addition to the communal lounge and kitchen, there is a guests bedroom which is available by prior booking. The grounds are neatly laid out with seating areas and car parking, and across the road from the development is a parade of local shops serving everyday needs. Local bus services pass by which will take you into the Shirley, central Solihull or the City of Birmingham and its outlying suburbs. A short distance will bring you to the array of facilities that Shirley has to offer.

Having secure communal entrance and number 36 can be found along the corridor on the second floor where the front door opens to

HALLWAY

Having ceiling light point, door to storage cupboard, coved cornicing to ceiling, loft access and doors off to the bedroom, shower room and

LOUNGE DINER

17'5" x 11'2" (5.31m x 3.40m)



Having double glazed French door to Juliette balcony, two ceiling light points, electric storage heater, coved cornicing to ceiling, door to storage cupboard and double doors to



KITCHEN

8'6" x 5'9" (2.59m x 1.75m)



Having double glazed window, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer, built in electric oven and microwave, integrated under counter fridge and freezer, four ring electric hob with extractor over, ceiling light point, coved cornicing to ceiling and extractor fan

BEDROOM

15'1" into door recess x 10'11" (4.60m into door recess x 3.33m)



Having double glazed window, ceiling light point, wall mounted electric heater, built in wardrobe with mirror doors and coved cornicing to ceiling

SHOWER ROOM



Having shower cubicle, low level wc, vanity unit with wash hand basin, ceiling light point, electric heated towel rail, tiled walls, extractor fan and coved cornicing to ceiling

COMMUNAL FACILITIES



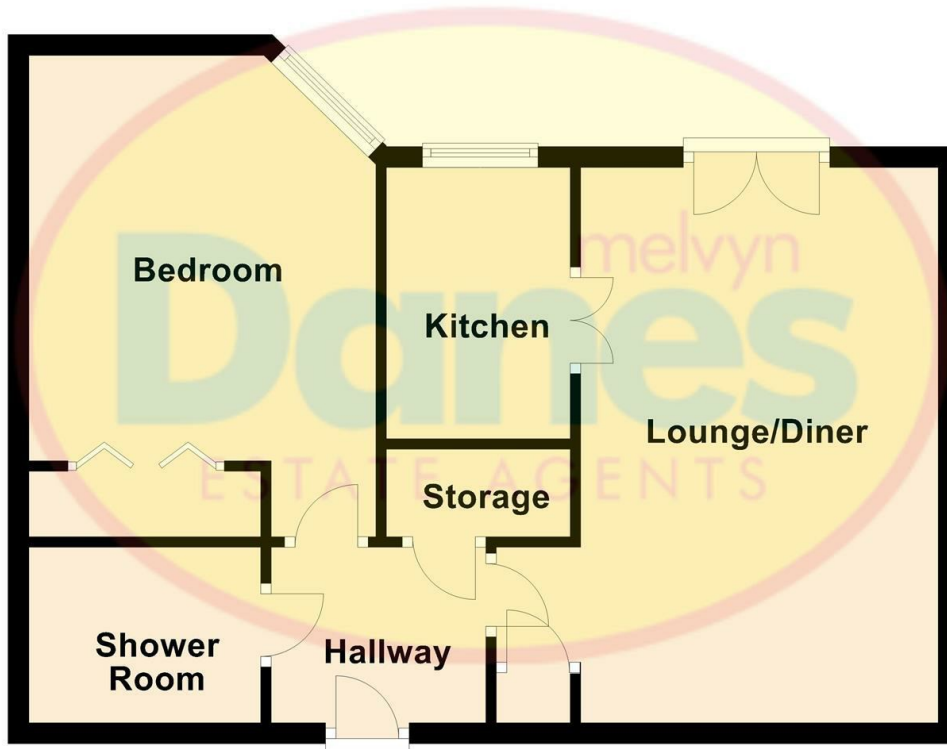
A great size communal space with kitchen facilities and a residents laundry



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Second Floor



TENURE

We are advised that the property is leasehold with 108 years remaining and it is subject to a half yearly ground rent of £212.50 and a half yearly service charge of approximately £1882.58. These figures are subject to confirmation by any interested parties solicitor.

VIEWING

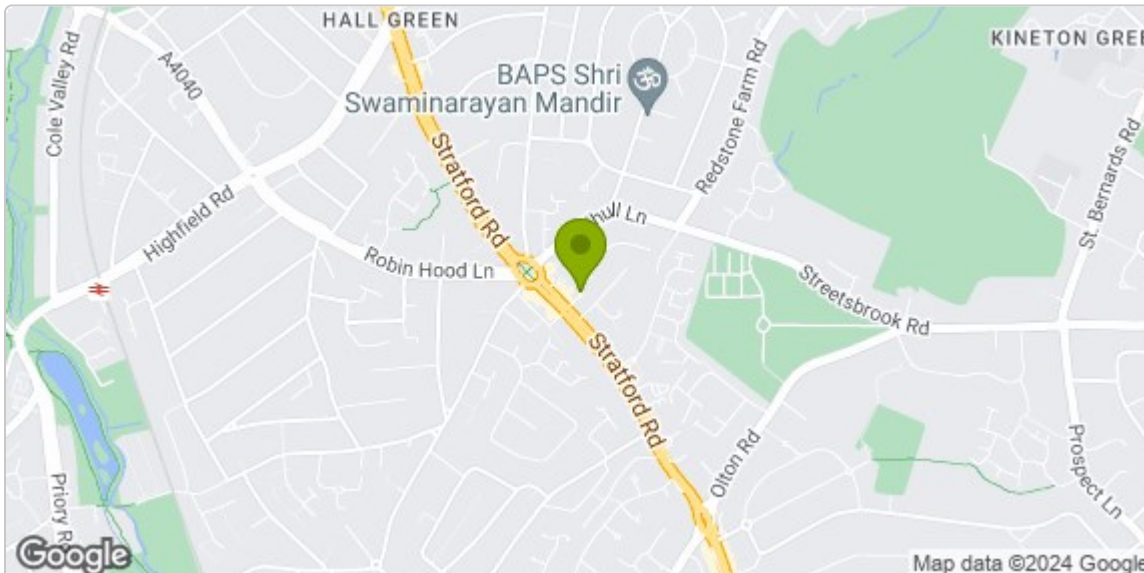
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:

36 Gracewell Court Stratford
Road Hall Green Birmingham
B28 9ET

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	85
(69-80) C			
(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	

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