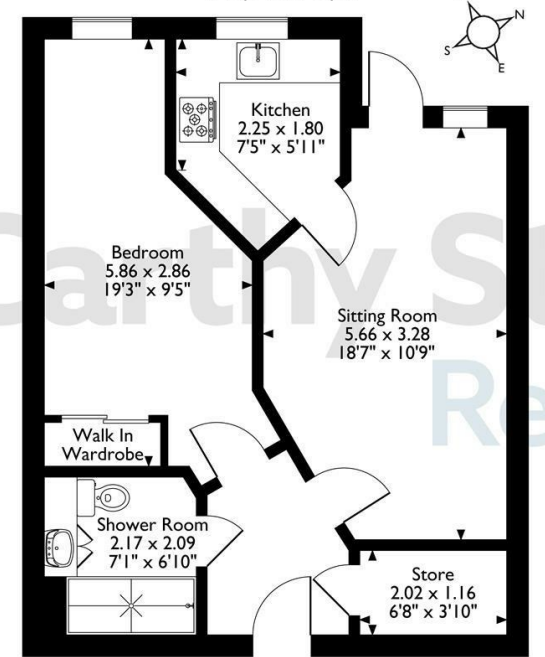


9 Henshaw Court

295 Chester Road, Birmingham, B36 0JQ



Henshaw Court, Apartment 9, 295, Chester Road, Birmingham  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



Offers in the region of £130,000 Leasehold

A spacious ONE BEDROOM RETIREMENT APARTMENT situated on the GROUND FLOOR. Located within McCarthy Stones's Retirement Living Development for over 60's.

The well planned accommodation briefly comprises of one double bedroom, a living room with space for dining and the added benefit of a patio door to outside. Modern fitted kitchen with integrated appliances and fully tiled shower room.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Henshaw Court, 295 Chester Road, Castle Bromwich, Birmingham

### Summary

Henshaw Court is a McCarthy & Stone Retirement Living development made up of 43 one and two bedroom apartments specifically designed for the over 60's. The development sits on Chester Road, in Castle Bromwich. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. Henshaw Court has two reading rooms placed on the first and second floor (served by a lift) with balconies to both. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Social Community

The development has a wonderful friendly community feel, reflected by the homeowners lounge and spectacular gardens. It's so easy to make new friends and to lead a busy and fulfilled life at Henshaw Court; there are always plenty of regular activities to choose from which the homeowners can pick and choose from. A few examples are; coffee mornings, and other social afternoons. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

### Entrance Hallway

A solid wood front door with spy hole and letter box opens into the hallway. There is a door to a walk in storage cupboard. All other doors leading to the living room, bedroom, and the shower room.

### Living Room

A delightful living room has the benefit of a double glazed door leading out onto a patio/garden area. There's a TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Power points. Ceiling spot lights. A part glazed door leads into the separate kitchen.

### Kitchen

A modern and well presented fully fitted kitchen with integrated appliances, tiled floor and splash back. Integrated fridge and freezer. Built in Hotpoint oven with side opening door, with space for a microwave in the alcove above. Four ringed induction hob with extractor hood over. The stainless steel sink, with drainer and mixer tap, sits beneath a double glazed window with roller blind. There are a range of base and wall units. Kick heater.

### Double Bedroom

A bright and neutrally decorated double bedroom with a double glazed window. TV and telephone points. A range of power sockets. Built in wardrobe with mirrored sliding doors. Ceiling light fitting.

# 1 bed | £130,000

### Shower Room

This fully tiled modern fitted suite comprises; walk in level access shower with grab rails, WC, vanity unit with wash hand basin inset and a fitted mirror above. Heated towel rail.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or House Manager.

The service charge is £2,605.10 per annum (for financial year ending 31/03/26)

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

Lease Length: 125 years from 1st June 2013  
Ground Rent: £425 per annum  
Ground Rent Review 1st June 2028

### Additional Information & Services

- ??? Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

