

A photograph of a modern apartment complex named "Westhall Court". The building features a curved facade with a central entrance. The central section is painted blue and has the name "Westhall Court" in white. The flanking sections are a light beige color. Each section has four floors with white-framed windows. The central entrance has a glass door and a small porch area. A "No Parking" sign is visible on the left and right sides of the entrance. A bicycle is parked on the left. The sky is blue with some white clouds.

melvyn
Danes
ESTATE AGENTS

Westhall Court
1 Sheldon Heath Road
75% Shared Ownership £101,250

Description

RETIREMENT LIVING - A well presented, first floor apartment in a retirement complex offering a wealth of amenities with **NO ONWARD CHAIN.**

75% SHARED OWNERSHIP

Westhall Court is a purpose built complex which offers well appointed apartments and a wealth of communal facilities including a restaurant, resident lounge, hair salon, hobbies room and launderette.

This first floor apartment comprises: private entrance hall, lounge, kitchen, two bedrooms and a Jack and Jill wet room.

Further benefiting from double glazing, under floor heating, immaculate grounds and resident/visitor parking.



Secure Communal Entrance

Lift And Stairs To All Floors

Private Entrance Hall

7'11 max x 11'1 max (2.41m max x
3.38m max)



Lounge Area

10'6 x 15'6 (3.20m x 4.72m)

Kitchen Area

10'4 x 8'4 (3.15m x 2.54m)



Bedroom One

9'11 x 16' (3.02m x 4.88m)

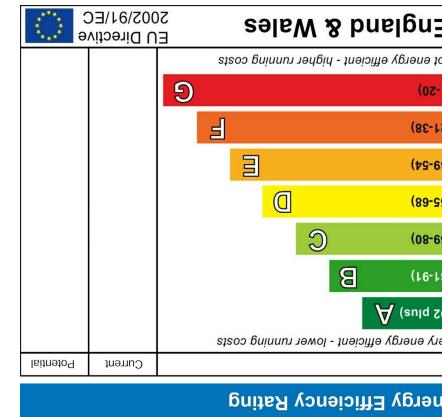
Bedroom Two

7'11 x 11'3 (2.41m x 3.43m)

Jack & Jill Wet Room

9'10 max x 7'4 max (3.00m max x
2.24m max)

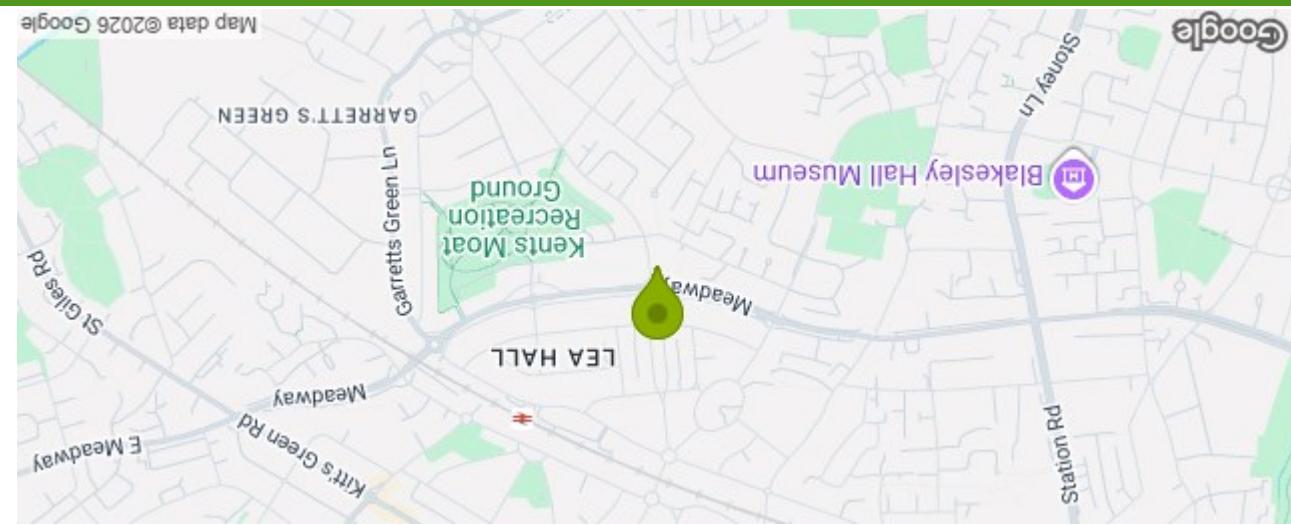
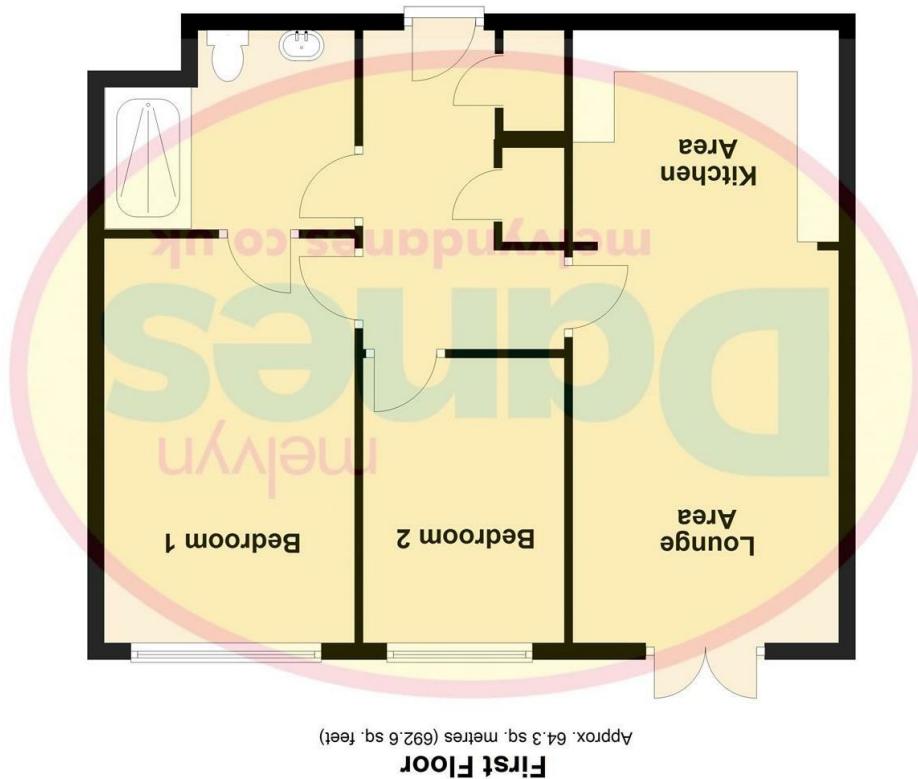
Communal Gardens



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.

Council Tax Band: B
Flat 42 West Hall Court 1 Sheldon Heath Road Sheldon B26 2DQ

Total area: approx. 64.3 sq. metres (692.6 sq. feet)



MONY LANDLORDING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intermediaries, we may use approved external services which review publicly available information from companies and intermediaries. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for documentary evidence. If you do not provide satisfactory evidence of information within a reasonable time, we may have to stop letting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

VIEWING: By appointment only with the office on the number below.

PROPERTY: Please refer to checker.com for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MOBILE: Please refer to checker.com for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard download speed at the property is around 11 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property is 1000 Mbps. Data taken from checker.com on 17/2/2026. Actual service availability at the property post code area is around 1000 Mbps.

TENURE: We are advised that the property is FREEHOLD.