

melvyn  
**Danes**  
ESTATE AGENTS

Ulleries Road  
Solihull  
Asking Price £70,000

## Description

Kingsford Court, built by Bovis Retirement Homes, offers secure living accommodation and various levels of service to suit the requirement of the individual. These services include a house manager together with 24 hour staff, resident's lounge and dining room for those residents wishing to purchase meals. Weekly activities are arranged which residents may participate in should they wish and within the service charge each property has a weekly cleaning service.

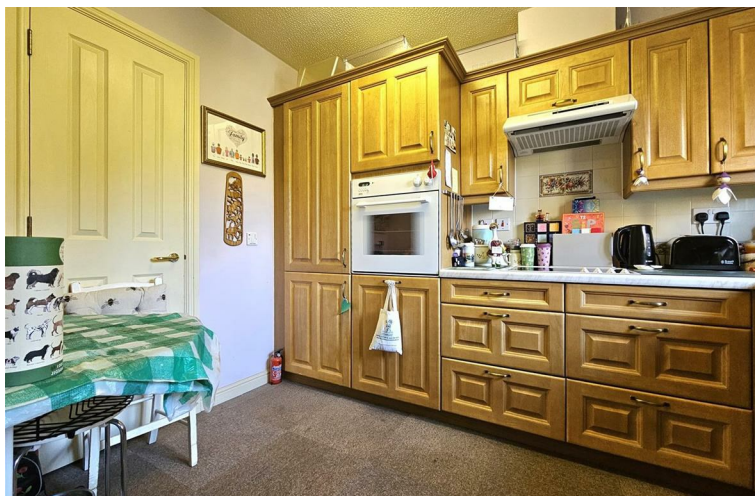
This development is sited on Ulleries Road close to Hobs Moat Road shops, doctors and dental surgeries, local library and regular bus services.

Further shopping facilities will be found along the nearby A45 Coventry Road at the Wheatsheaf with a more comprehensive range of shops in the town centre of Solihull adjacent to which is Solihull's main line London to Birmingham railway station.

There is easy access via the A45 to the city centre of Birmingham or travelling in the opposite direction along the A45 one will come to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This complex is designed for the over 60's and has a mobility scooter store room with charging facilities, a hobbies room, ample parking and pleasant grounds.

Access to the complex is gained via a front porch entrance leading to an inner porch with security intercom system and flat 6 can be found on the ground floor. An entrance door with spy hole leads to the accommodation which comprises of one bedroom with fitted storage, wet room style shower room, living room with fire place and fitted kitchen with a range of integrated appliances and a generous larder and storage options. The flat benefits from various storage cupboards as well as communal parking and gardens.



## Accommodation

**Entrance Hall**

**Living Room**

13'4" x 12'5" (4.07 x 3.80)

**Fitted Kitchen Breakfast room**

9'7" x 9'10" (2.93 x 3.01)

**Bedroom**

12'11" x 10'3" max (3.94 x 3.14 max)

**Wet Room Style Shower Room**

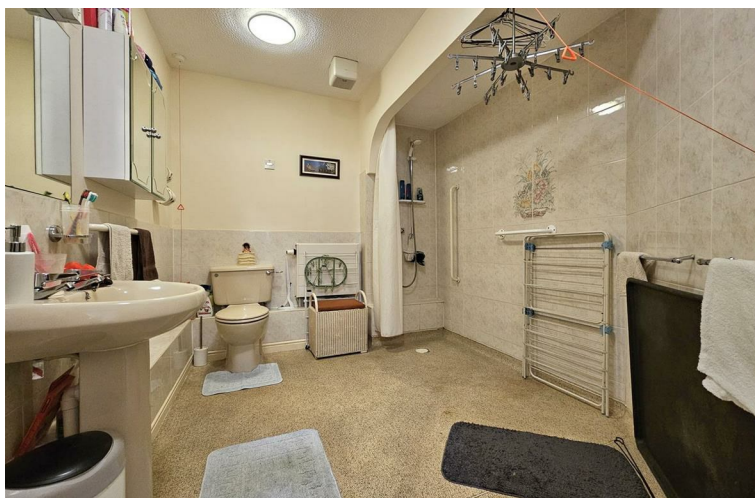
**Communal Living Room**

**Communal Dining Room**

**Communal Parking**

**Communal Gardens**

**Guest Suite**



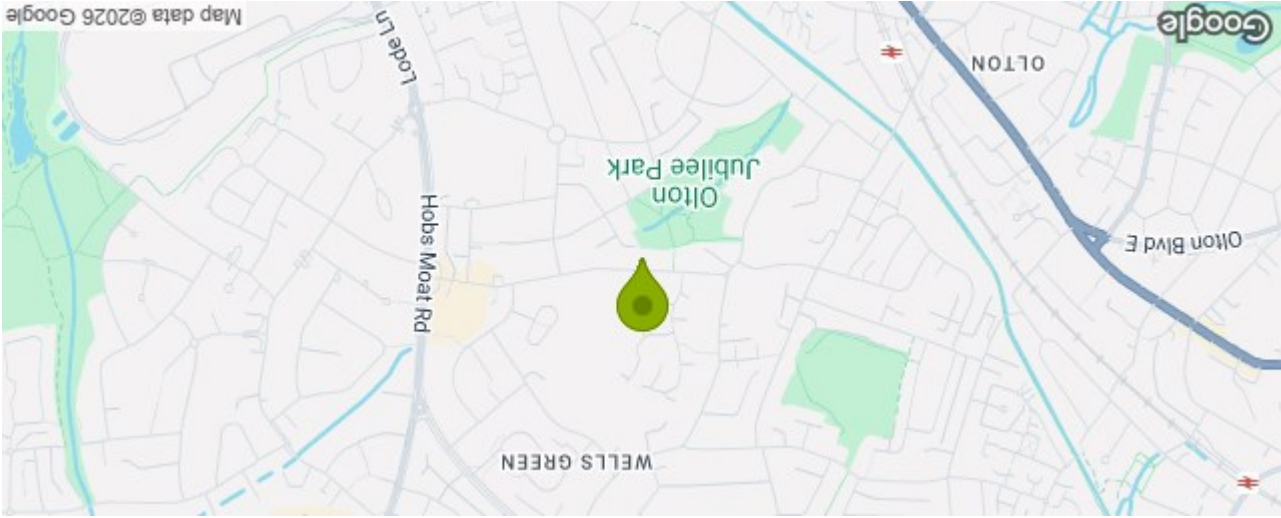
TENURE: We are advised that the property is leasehold with 125 years remaining from 01/01/1998

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.org.uk](http://www.ofcom.org.uk) for broadband and mobile coverage at the property. From data taken on 26/2/2026 we understand that the standard broadband and download speed at the property is around 5000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage 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.

**MONEY LAUNDERING 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting 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 provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**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.



| Energy Efficiency Rating                    |             |           |
|---------------------------------------------|-------------|-----------|
|                                             | Current     | Potential |
| Very energy efficient - lower running costs | A (92 plus) |           |
| (81-91)                                     | B           |           |
| (69-80)                                     | C           |           |
| (55-68)                                     | D           |           |
| (39-54)                                     | E           |           |
| (21-38)                                     | F           |           |
| (1-20)                                      | G           |           |
| Not energy efficient - higher running costs |             |           |
| EU Directive 2002/91/EC                     |             |           |
| England & Wales                             |             |           |

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.

Apt 6 Kingsford Court Ulleries Road Solihull Solihull B92 8DT  
Council Tax Band: A

Total area: approx. 57.2 sq. metres (615.6 sq. feet)

