

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.

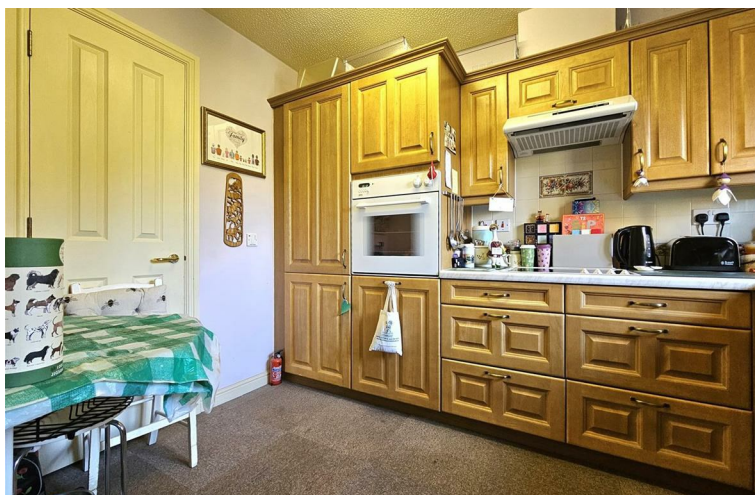
This development is sited on Ulleries Road close to Hobs Moat Road shops, doctors and dental surgeries, local library and regular bus services.

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

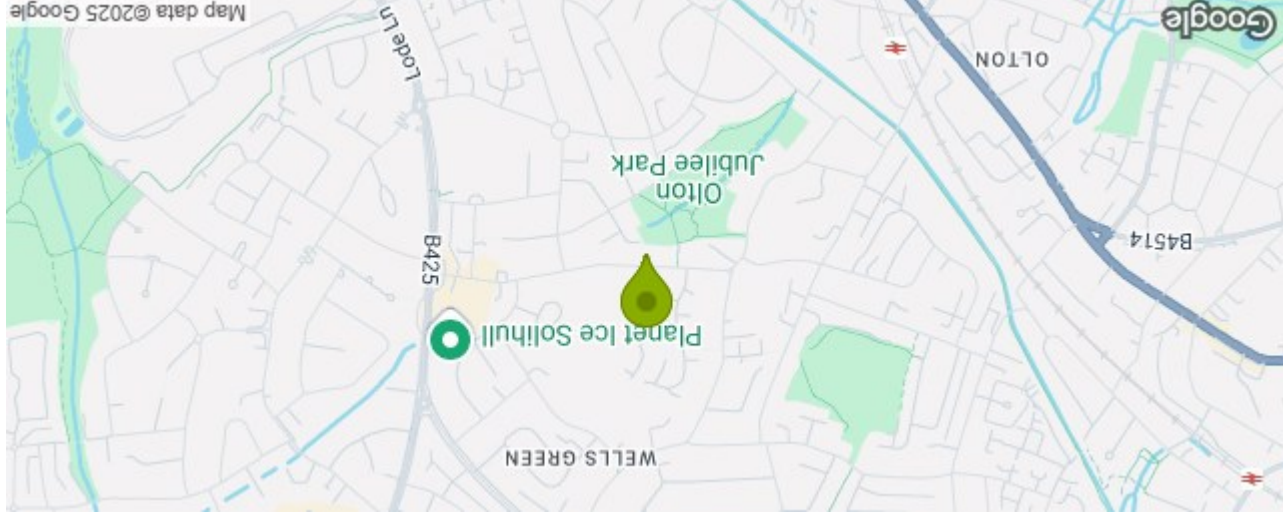


BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 31/3/2025. Actual service availability at the property or speeds received may be different.

VIEWING: By appointment only with the office on the number below 0121 711 1712

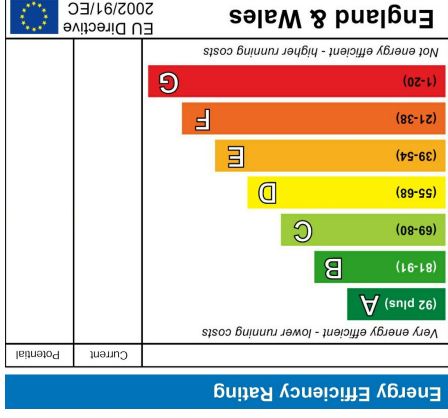
are in working order.

delay in agreeing the sale.



Tel: 0121 711 1712 Email: solihull@melyndanes.co.uk melyndanes.co.uk

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



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.

