

melvyn  
**Danes**  
ESTATE AGENTS

Ulleries Road

Solihull

Asking Price £130,000

## Description

Kingsford Court was constructed by Bovis Retirement Homes and offers secure living accommodation and various levels of service to suit individual requirements including a house manager together with 24 hour staff, resident's lounge and dining facilities for residents wishing to purchase meals, weekly activities and within the service charge each property has a weekly cleaning service.

The development is sited on Ulleries Road close to a crescent of local shops on Hobs Moat Road, and there are doctors and dental surgeries, local library and regular bus services which will take you into the town centre of Solihull where a more comprehensive array of shopping facilities will be found adjacent to which is Solihull's main line London to Birmingham railway station.

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

Designed for the over 60's the complex has a mobility scooter store room with charging facilities, ample parking and pleasant communal grounds. There is a security intercom system and number 5 is sited on the ground floor overlooking the communal garden to the rear.

This ground floor two bed roomed apartment comprises of entrance hall with various storage cupboards, living room with views over communal gardens, fitted kitchen with a range of integrated appliances, two bedrooms one with walk in closet space, wet room style shower room and use of the communal facilities throughout.



**Accommodation**

**Hallway**

**Living Room**

18'11" x 13'1" decreasing to 10'7"  
(5.79m x 4.01m decreasing to 3.23m)

**Kitchen**

8'0" x 7'11" (2.44m x 2.41m)

**Wet Room**

**Bedroom 1**

13'1" max x 13'6" max (3.99m max x  
4.11m max)

**Bedroom 2**

12'5" x 6'1" (3.78m x 1.85m)

**Outside**

**Communal Facilities**



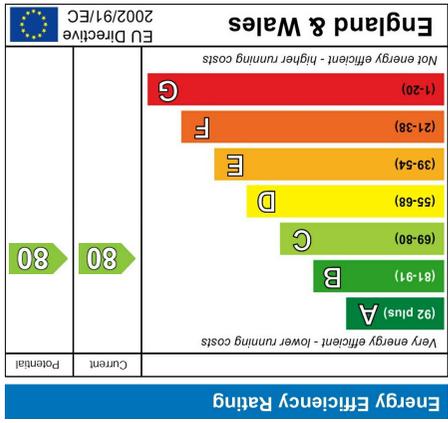
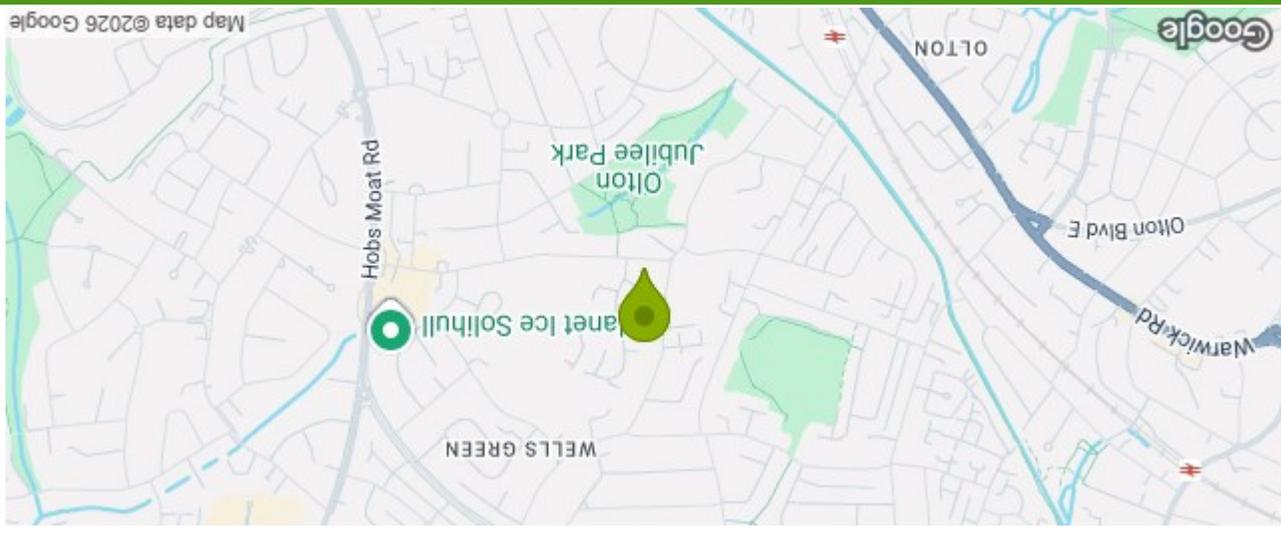
**TENURE:** We are advised that the property is Leasehold

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, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

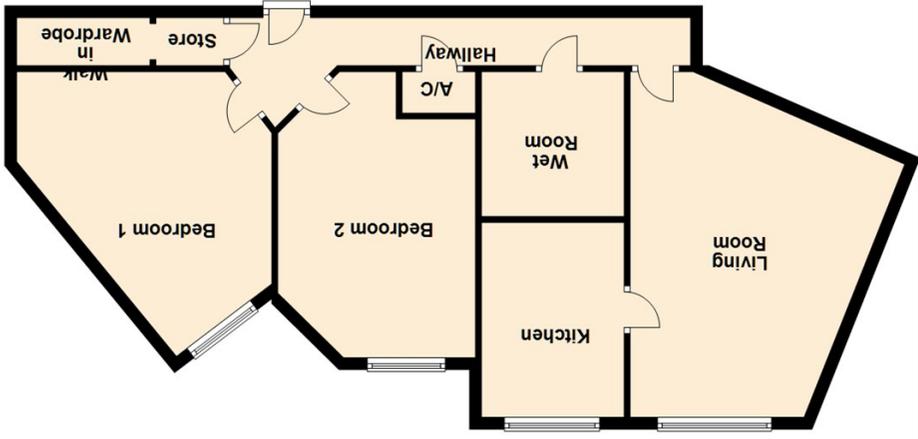
**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.org.uk](http://www.ofcom.org.uk) for broadband and mobile coverage at the property. From data taken on 26/2/2026 we understand that the standard broadband download speed at the property is around 5000 Mbps, and the estimated fastest download speed 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.



**5 Kingsford Court Ulleries Road Solihull B92 8DT**  
**Council Tax Band: A**



**Ground Floor**

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.