melvyn Danes
ESTATE AGENTS

Gracewell Court, Stratford Road

Hall Green

Offers Around £85,000

Description

These modern apartments were built specifically for the over 60's with retirement, privacy and care in mind. McCarthy & Stone are the country's leading builder of such accommodation and their experience is shown with this development which gives an opportunity for convivial conversation and meeting of people in the communal lounge, yet privacy within one's own home. Security is ensured by an entry phone system at ground floor level. The apartment itself has strategically positioned emergency pull cords and telephone, which will automatically seek assistance should it be required.

There is a manager within the development and in addition to the communal lounge and kitchen, there is a guests bedroom which is available by prior booking. The grounds are neatly laid out with seating areas and car parking, and across the road from the development is a parade of local shops serving everyday needs. Local bus services pass by which will take you into the Shirley, central Solihull or the City of Birmingham and its outlying suburbs. A short distance will bring you to the array of facilities that Shirley has to offer.

Having secure communal entrance, number 8 is a desirable ground floor with patio. The front door opens to

Accommodation

HALLWAY
Having two ceiling light points, wall mounted electric heater, coved cornicing to ceiling and doors off to the two storage cupboards, bedroom, shower room and

L SHAPE LOUNGE DINER
Having double glazed door to the small paved patio area, double glazed window, two ceiling light points, electric fire, wall mounted electric heater, coved cornicing to ceiling and double doors leading to

KITCHEN
Having double glazed window, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, integrated under counter fridge and freezer, built in cooker and microwave, four ring electric hob with extractor over, ceiling light point and coved cornicing to ceiling

BEDROOM
Having double glazed window , ceiling light point, wall mounted electric heater, coved cornicing to ceiling and folding mirror door to built in wardrobe

SHOWER ROOM
Having shower enclosure with thermostatic shower, vanity unit with wash hand basin, low level wc, ceiling light point, heated towel rail and coved cornicing to ceiling

COMMUNAL FACILITIES

A great size communal space with kitchen facilities and a residents laundry

TENURE
We are advised that the property is leasehold and it is subject to a half yearly ground rent of £212.50 and a half yearly service charge of approximately £1882.58. These figures are subject to confirmation by any interested parties solicitor.

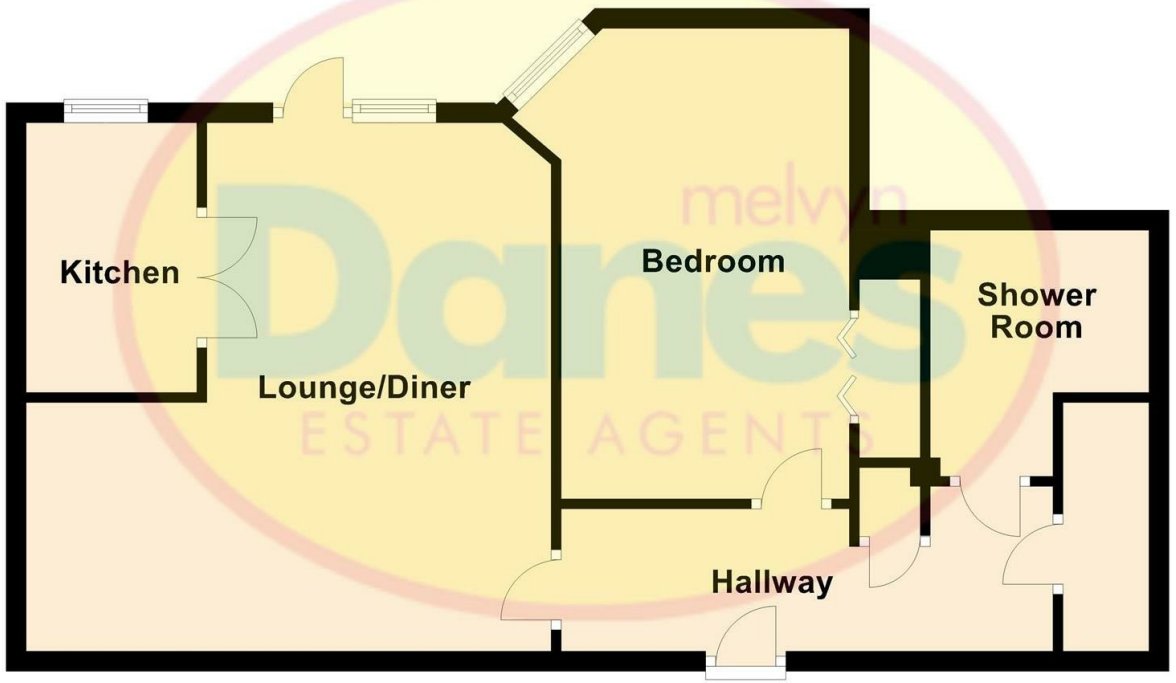
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 06/02/2025. Actual service availability at the property or speeds received may be different.

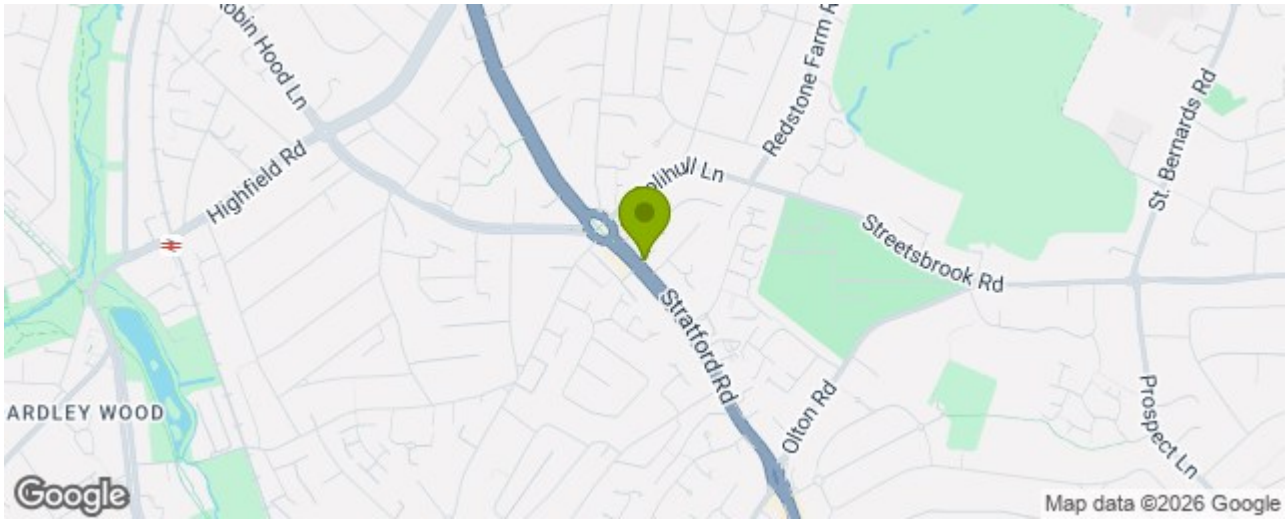
MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 06/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

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.

Ground Floor





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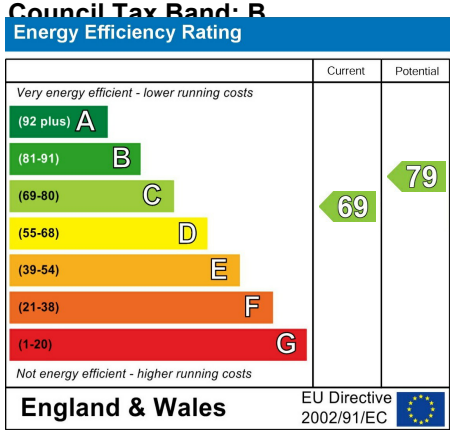
Council Tax Band: B



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.