

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The background of the entire image is a photograph of a three-story brick apartment building. The building has a mix of red brick and cream-colored panels. It features several windows with white frames and two balconies with white railings. The building is set on a large, well-maintained green lawn. There are some bushes and trees in the foreground and to the right. The sky is blue with a few white clouds.

**Rivendell Court, Stratford Road
Hall Green
Offers Around £65,000**

Description

Constructed by McCarthy & Stone in this most convenient location, 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 walk will bring you to Hall Green Railway Station, which offers services along the Stratford upon Avon to Birmingham line.

The main shopping area of Shirley is approximately one mile distant, and here one will find an excellent array of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. We would estimate that a journey by car of some three miles will bring you to the junction of the A34 Stratford Road with the M42 motorway, which forms the hub of the national motorway network, and two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station, giving easy access for those wishing to holiday or those coming to visit.

This ground floor retirement apartment is situated in the Lodge which sits independently to the main building with its own residents facilities including lounge, laundry and garden. Along the corridor is entrance door to the apartment into the hallway where there are doors off to a storage cupboard housing the hot water tank, double bedroom, shower room and lounge diner. Off the lounge diner are doors to the kitchen and double glazed door opening directly into the garden,



Accommodation

HALLWAY

LOUNGE DINER

15'5" x 11'0" (4.70m x 3.35m)

KITCHEN

9'0" x 5'10" (2.74m x 1.78m)

BEDROOM

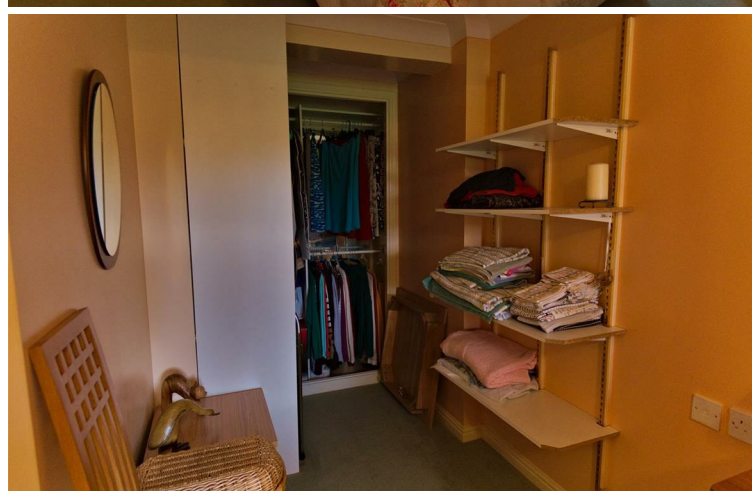
22'3" max x 8'9" max (6.78m max x 2.67m max)

SHOWER ROOM

7'0" x 5'5" (2.13m x 1.65m)

RESIDENTS LOUNGE

RESIDENTS LAUNDRY



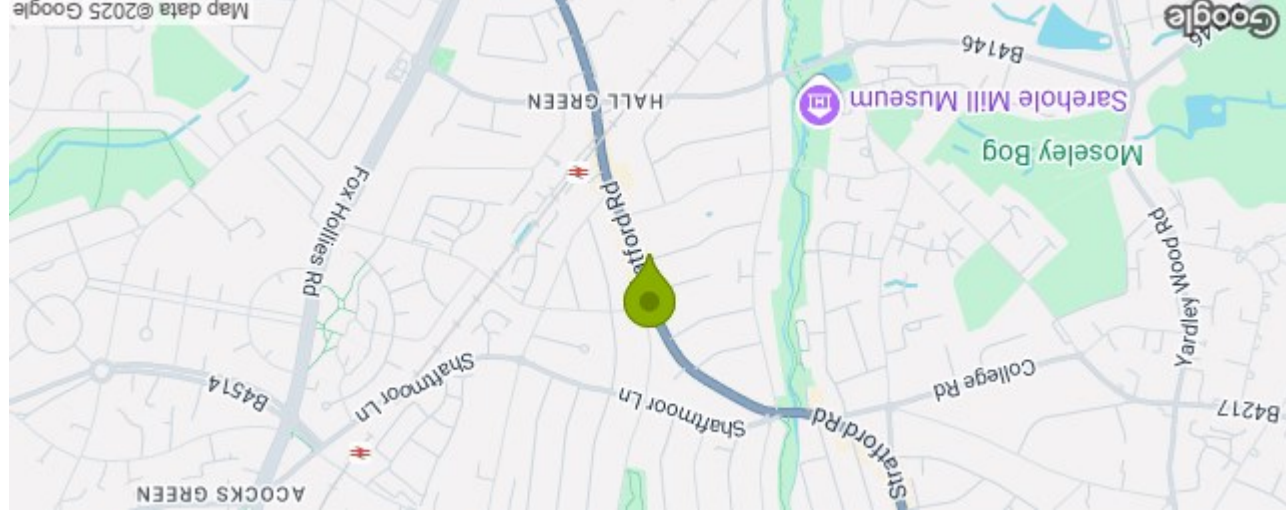
TENURE: We are advised that the property is Leasehold with approximately 101 years remaining. The service charge is approximately £1415 half yearly and ground rent is approximately £333.39.

BROADBAND: We understand that the standard broadband download speed at the property is around 18 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 25/02/2025. 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 25/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

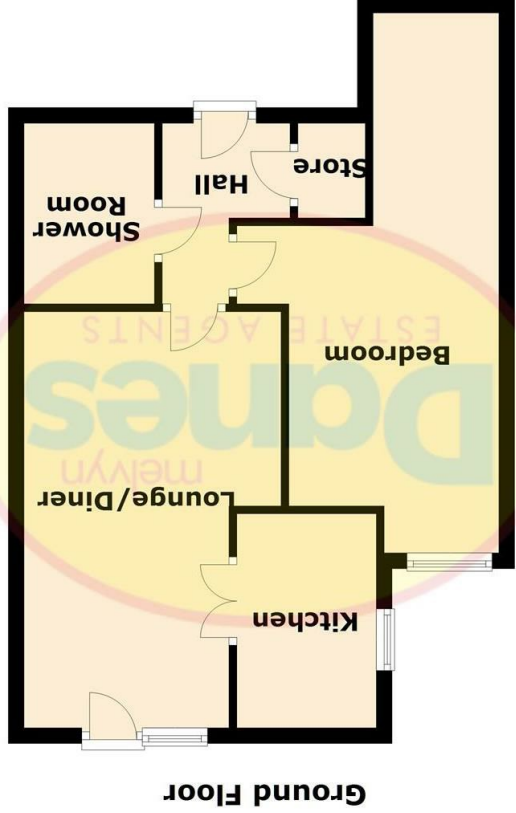
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 the sale.



Rivendell Court, Stratford Road Hall Green Birmingham B28 8AT

Council Tax Band - B		Energy Efficiency Rating	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	79	A (92 plus)	(1-20)
	81	B (81-91)	(21-38)
		C (69-80)	(39-54)
		D (55-68)	(55-68)
		E (39-54)	(71-78)
		F (21-38)	(71-78)
		G (1-20)	(71-78)
		EU Directive 2002/91/EC	



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.