



smarthomes

Gracewell Court, Stratford Road

Hall Green, Birmingham, B28 9ET

- A Two Bedroom Ground Floor Retirement Apartment
- Spacious Lounge Diner
- Modern Kitchen & Shower Room
- Residents Lounge, Laundry & Parking & Well Maintained Communal Grounds

£110,000

EPC Rating – 81

Council Tax Band - C





Property Description

The property is set back from the road behind well maintained communal gardens, with a side driveway leading to the residents parking area. Access to the block is via a secure communal entrance with lift and stair access to all floors. This ground floor apartment is situated right by the communal entrance for ease of access and is entered via composite front door leading through to

Hallway

With ceiling light point, coving to ceiling, video entry system, wall mounted electric Dimplex heater, useful storage cupboard and doors leading off to



Spacious Lounge Diner

17' 0" x 10' 5" (5.2m x 3.2m) With double glazed feature window to front elevation overlooking well maintained communal gardens, coving to ceiling, LED spot lights to ceiling, electric fire with decorative surround, wall mounted Dimplex electric heater and glazed double doors leading into



Modern Kitchen

7' 10" x 5' 2" (2.4m x 1.6m) Being fitted with a range of wall, drawer and base units, complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring AEG induction hob with extractor over, inset eye level double oven and grill, integrated fridge freezer, double glazed window, ceiling light point and coving to ceiling



Shower Room

6' 2" x 4' 11" (1.9m x 1.5m) Being fitted with a three piece white suite comprising shower cubicle with thermostatic shower and grab rails, low flush WC and vanity wash hand basin, complementary tiling to walls, electric wall heater, electric heated towel rail and emergency pull cord



Bedroom One

10' 5" x 13' 5" (3.2m x 4.1m) With double glazed window to front, coving to ceiling, ceiling light point and wall mounted Dimplex electric heater

Bedroom Two

17' 0" x 7' 10" (5.2m x 2.4m) With double glazed window to front, wall mounted electric Dimplex heater, coving to ceiling, ceiling light point and built-in cupboards with mirrored doors



Communal Facilities

Gracewell Court benefits from a wealth of communal facilities including residents and visitors parking, communal lounge, communal laundry, well maintained communal gardens and a guest room available at £20 per night

Tenure

We are advised by the vendor that the property is leasehold with approx. 109 years remaining on the lease, a service charge of approx. £5,647.74 per annum and a ground rent of approx. £498 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements