



Gracewell Court

Stratford Road, Hall Green, B28 9ET

- A Retirement Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- No Upward Chain

£129,950

EPC Rating '84'





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. On the first floor there is a private front door leading through to

Entrance Hallway

With an emergency pull cord, ceiling light and power points, electric heater, storage cupboard housing electric meter, trip switches and hot water cylinder and door leading to



Lounge/Diner

18' 1" max x 11' max (5.51m max x 3.35m max) With a feature fireplace with electric fire, electric storage heater, two ceiling light points, power points, UPVC double glazed doors with Juliet balcony and glazed double doors leading to



Fitted Kitchen

8' 6" x 5' 8" (2.59m x 1.73m) Being fitted with a range of wall and base cupboards with a work surface over incorporating a sink and drainer unit, further incorporating a 4 ring electric hob with extractor hood over. Eye level oven and microwave, integrated fridge and freezer, power points, ceiling light point, UPVC double glazed window and tiling to splash prone areas



Master Bedroom

17' 4" max x 9' 6" max (5.28m max x 2.9m max) With mirror fronted built in wardrobes, electric heater, ceiling light point, power points, UPVC double glazed window and door to

En-Suite Shower Room

Being fitted with a suite comprising of a walk in shower enclosure, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and ceiling light point



Bedroom Two

11' 1" x 8' 9" (3.38m x 2.67m) With a double glazed window, wall mounted electric heater and ceiling light point



Bathroom

Fitted with a suite comprising a panelled bath with shower over, low flush W.C and a vanity sink unit. Extractor fan, ceiling light point, tiling to splash prone areas and heated towel rail

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 a small charge per night

Tenure

We are advised by the vendor that the property is leasehold with approx. 111 years remaining on the lease, a service charge of approx. £3,700 per annum and a ground rent of approx. £495 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(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	