



smarthomes

Kingsford Court

Ulleries Road, Solihull, B92 8DT

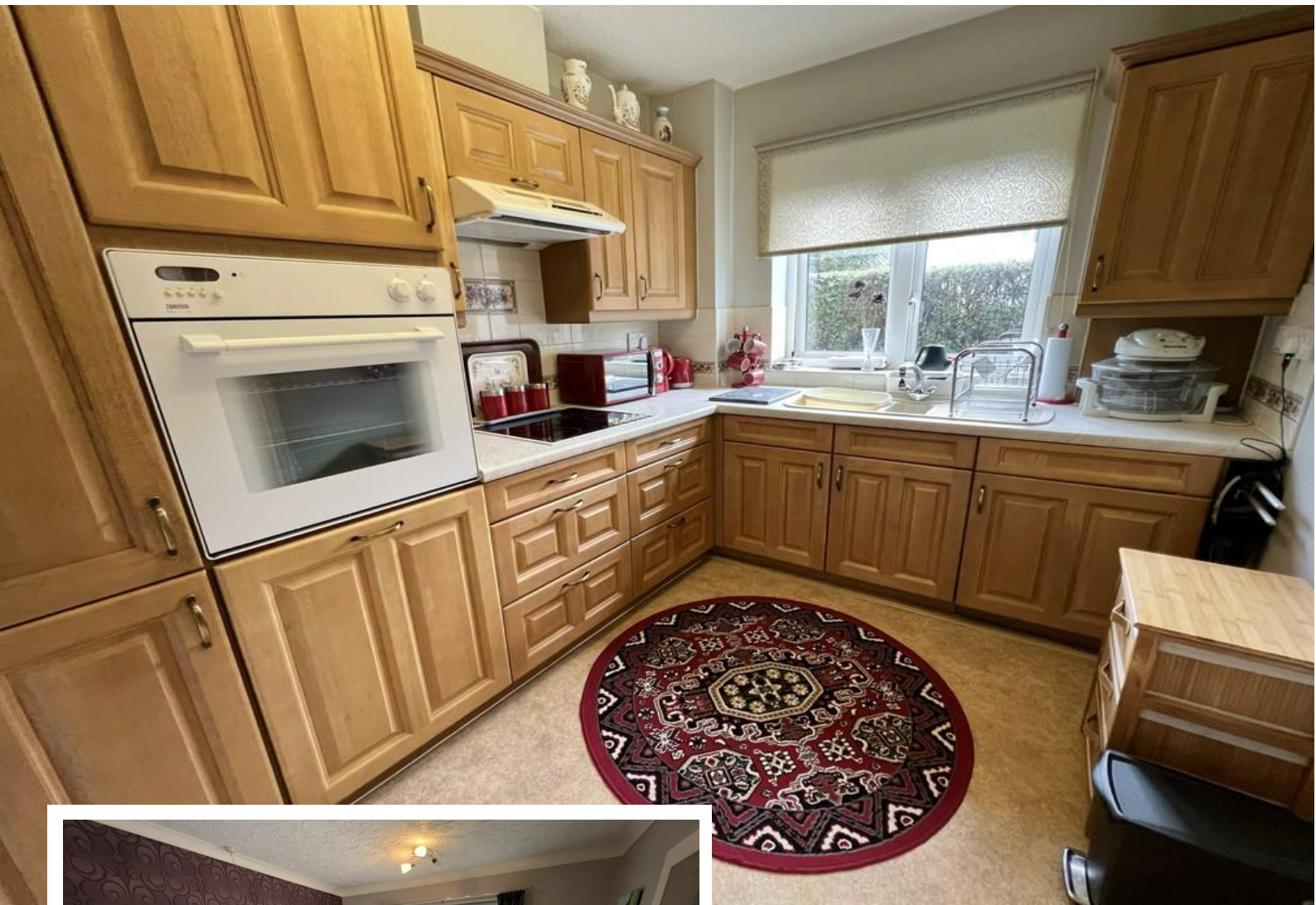
- A Spacious Ground Floor Retirement Apartment For The Over 60's
- Spacious Double Bedroom With Built-In Wardrobes
- Lounge/Diner
- Fitted Kitchen

£47,000

EPC Rating - 72

Current Council Tax Band - C





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Kingsford Court is set behind electronic entrance gates accessed via remote control or by the 24 hour duty manager, this leads through to well maintained communal gardens, parking and electronically controlled entrance doors to the Court building with this apartment being located on the ground floor

Private Entrance Hallway

With ceiling light point, wall mounted electric heater, large storage cupboard and door leading off to



Lounge/Diner

14' 2" x 11' 8" (4.32m x 3.56m) With a UPVC double glazed window, wall mounted electric heater, two ceiling light points, fitted fireplace and door to



Fitted Kitchen

10' 8" x 7' 11" (3.25m x 2.41m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level electric oven, integrated fridge/freezer, wall mounted electric heater, tiling to splash back areas, ceiling light point and a double glazed window



Double Bedroom

12' 3" x 10' 8" (3.73m x 3.25m) With a double glazed window, wall mounted electric heater, fitted wardrobes and ceiling light point



Wet Room

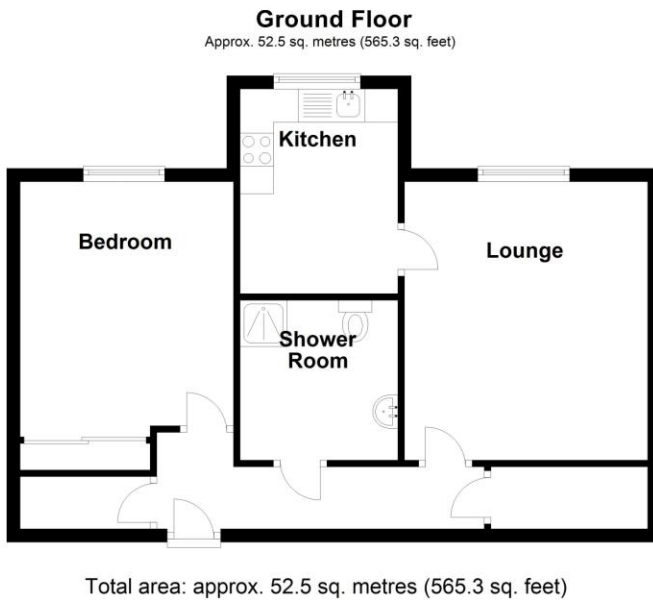
Being fitted with a suite comprising of a pedestal wash hand basin and a low flush W.C. Wall mounted shower, non slip flooring with floor drain, wall mounted electric heater, tiling to splash prone areas and ceiling light point

Further Facilities

Kingsford Court further benefits from a 24 hour alarm call system, 1 1/2 hours of domestic assistance per week, secure gated entrance, residents lounge, residents and visitors parking and well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 100 years remaining on the lease, a service charge of approx. £6087.96 per annum and no ground rent payable 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 Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	77
(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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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 are advised to recheck the measurements.