



Kingsford Court, 125 Ulleries Road

Guide Price £120,000





PROPERTY OVERVIEW

Situated in a most convenient location off Ulleries Road, an ideal opportunity to purchase this one bedroom first floor apartment set behind security gates. This spacious one bedroom apartment is offered to the market for retirement living for the over 60's. This development has an onsite duty manager 24/7 for emergency call outs and has the added attraction of a one and a half hour cleaning time per week with onsite restaurant, laundry and handyman service. The accommodation briefly comprises communal entrance hall, reception hall, two store rooms, attractive lounge, fitted kitchen, bedroom, bathroom, communal gardens and off road parking.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council tax band: C

Tenure: Leasehold





- First Floor Retirement Apartment
- No Upward Chain
- Immaculately Maintained
- Outstanding Value For Money
- Attractive Lounge
- Fitted Kitchen
- Master Bedroom
- Duty Manage 24/7
- Communal Restaurant & Lounge

LIFESTYLE

Kingsford Court has attractive communal areas and communal residents lounge. The busy social programme includes coffee mornings, bingo, quiz nights, cards, scrabble, guest speakers and singing groups. Pets are welcome (subject to terms of the lease).

ENTRANCE HALL

16' 6" x 4' 1" (5.02m x 1.25m)

LOUNGE

14' 3" x 11' 6" (4.34m x 3.51m)

FITTED KITCHEN

10' 9" x 7' 12" (3.27m x 2.43m)

BEDROOM

12' 2" x 10' 10" (3.72m x 3.29m)

SEPARATE BATHROOM

8' 2" x 7' 12" (2.5m x 2.43m)





OUTSIDE THE PROPERTY

COMMUNAL GARDENS/PARKING

COMMUNAL LOUNGE

COMMUNAL RESTAURANT

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge, freezer, washing machine, all curtains, light fittings and blinds and some carpets.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and water Broadband
- Talk Talk Service Charge - £5,726.64pa

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



TOTAL APPROX. FLOOR AREA 6409 SQ.FT. (595.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • <https://xacthomes.co.uk/>

xact
homes