



smarthomes

Oak Tree Court

Pembroke Way, Hall Green, B28 9EX

- A Ground Floor Retirement Apartment For The Over 60's
- Two Bedrooms
- Dual Aspect Lounge, Modern Kitchen & Shower Room
- No Upward Chain
- Communal Lounge, Recreational Room & Laundry Room
- 24 Hour Emergency Pull Cord Facility

£87,500

EPC Rating - 48

Current Council Tax Band - B





Property Description

A ground floor retirement apartment for the over 60's, being recently re-decorated & re-carpeted with no upward chain, lounge, modern kitchen, two bedrooms, shower room, well maintained communal grounds, 24 hour emergency pull cord facility, communal lounge, recreational room and laundry room

The apartment is set in a purpose built retirement apartment block with well maintained communal gardens, parking spaces and intercom video entry system leading through to communal hallway with this ground floor apartment being accessed via wooden front door

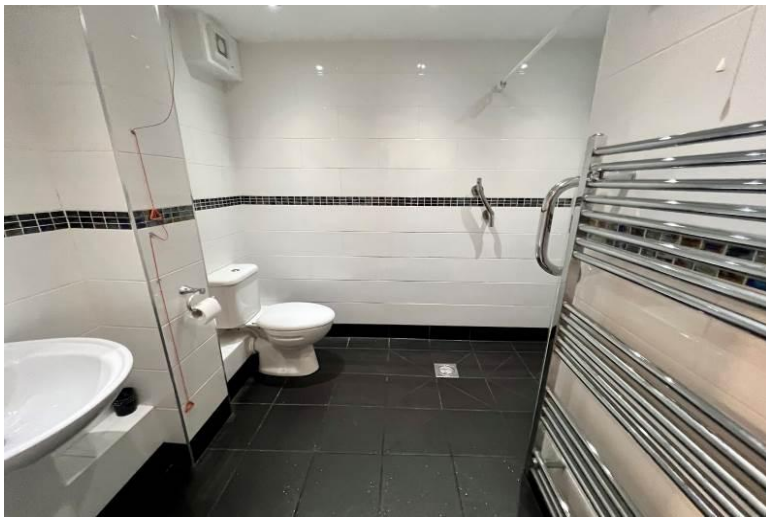


Entrance Hall

With secure intercom system, ceiling light point, wall mounted storage heater, storage cupboard, emergency pull cord and doors leading off to

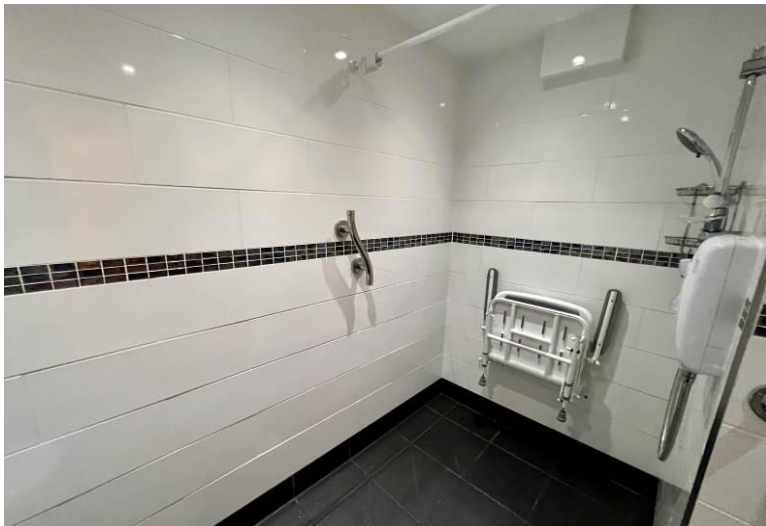
Dual Aspect Lounge

12' 2" x 11' 6" (3.71m x 3.51m) With double glazed windows to front and side elevations, ceiling light point, wall mounted storage heater, emergency pull cord and door leading into



Modern Kitchen

8' 4" x 6' 11" (2.54m x 2.11m) Being fitted with a range of wall and base units with wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, ceiling light point, double glazed window to side elevation and tiled flooring



Bedroom One to Front

11' 5" x 8' 8" (3.48m x 2.64m) With double glazed window to front elevation, wall mounted heater, ceiling light point, emergency pull cord and built-in wardrobes

Bedroom Two to Front

12' 5" x 6' 11" (3.78m x 2.11m) With double glazed window to front elevation, wall mounted heater, emergency pull cord and ceiling light point





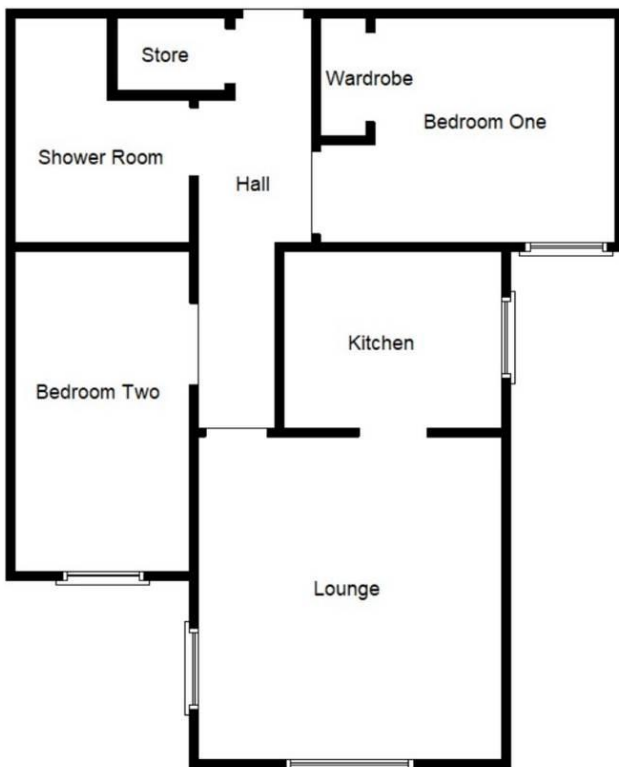
Modern Shower Room

Being fitted with a white suite comprising low flush WC, pedestal wash hand basin and shower area with electric shower, grab rail, wall mounted seat and floor drain, tiling to walls, spot lights to ceiling, heated ladder style towel rail, emergency pull cord and tiled flooring with under-floor heating



Tenure

We are advised by the vendor that the property is leasehold with approx. 67 years remaining on the lease and a combined service charge and ground rent of approx. £2,508 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. Current council tax band – B.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(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.