



smarthomes

## Kingsford Court

Ulleries Road, Solihull, B92 8DT

- A Spacious First Floor Retirement Apartment for The Over 60's
- One Spacious Bedroom with Built-In Wardrobes
- Lounge/Diner
- Fitted Kitchen

**£36,000**

EPC Rating - 75

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.





A spacious first floor retirement apartment for the over 60's benefitting from no upward chain, 24 hour alarm call system, 1 1/2 hours of domestic assistance per week, secure gated entrance, residents lounge, hobbies room, dining room, one spacious bedroom with built-in wardrobes, lounge/diner, fitted kitchen, wet room, parking and well maintained communal gardens



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 building. The apartment is located on the second floor and is accessed via a private front door leading into

### **Private Entrance Hallway**

With ceiling light point, wall mounted radiator, two large storage cupboards and door leading off to



### **Lounge/Diner**

4.3' 3.5" (1.3m With a UPVC double glazed window, wall mounted radiator, two ceiling light points, electric fire with wooden surround and door to

### **Fitted Kitchen**

10' 5" x 7' 10" (3.2m x 2.4m) 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, integrated washing machine, wall mounted radiator, concealed wall mounted gas central heating boiler, tiling to splash back areas, ceiling light point and a UPVC double glazed window







## Double Bedroom

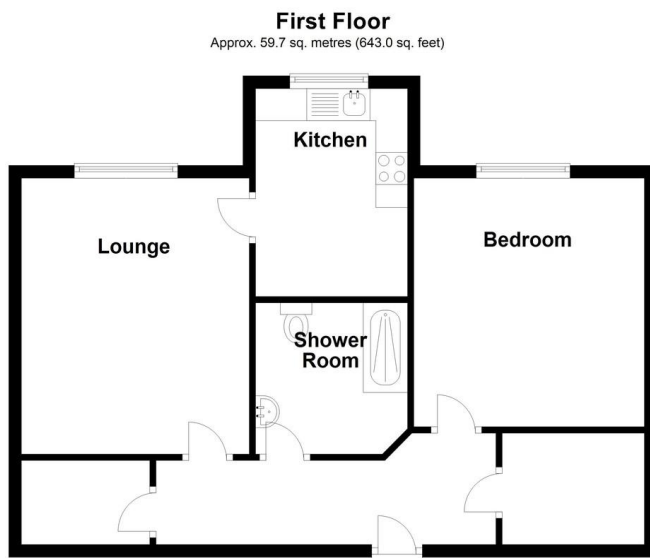
12' 5" x 10' 5" (3.8m x 3.2m) With a double glazed window, wall mounted radiator, fitted wardrobes and two ceiling light points

## Wet Room

7' 10" x 7' 10" (2.4m x 2.4m) 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 radiator, tiling to splash prone areas and two ceiling light points

## Tenure

We are advised by the vendor that the property is leasehold with approx. 99 years remaining on the lease, a service charge of approx. £6,087 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



Total area: approx. 59.7 sq. metres (643.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)  
0121 744 4144

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.