

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	73 C	74 C
81-91	B		
92+	A		

Four Oaks | 0121 323 3323



- A 2 Bedroom Second Floor Luxury Retirement Apartment
- Fully Managed Development For The Over 60's
- Beautiful Communal Areas & Grounds
- Lift To All Floors
- On Site Restaurant & Guest Suite
- 2 Great Sized Bedrooms

Burcot Court, Four Oaks Road,
 Four Oaks, Sutton Coldfield, B74 2XU

Offers In Region Of
 £235,000



Property Description

This delightful development of retirement apartments is set within a prime, central and sought after location having local bus services readily available giving access to Sutton Coldfield and Mere Green. Complemented by gas central heating and renewed double glazing (currently being installed), Burcot Court represents an attractive development of retirement properties with 24 hour warden controlled assistance available and excellent communal facilities including a residents lounge, hobby/board room and serviced dining room where meals are available, on an individual chargeable basis. The service charge includes an allowance for cleaning/house keeping for each apartment per week and covers the cost of communal areas, lifts and maintenance. Each apartment is fitted with an intercom alarm/call system, allowing owners to contact the housekeeper. This apartment comprises a reception hallway with two storage cupboards, a spacious lounge and separate fitted kitchen, two great sized bedrooms and a luxury refitted shower room.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY Having two storage cupboards, radiator and doors to:

FORMAL LOUNGE 15' 5" to bay x 14' 6" (4.7m x 4.42m) A spacious lounge with a deep walk in bay, a feature fireplace as the focal point, radiator and door to:

FITTED KITCHEN 11' 5" x 7' 11" (3.48m x 2.41m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and hob with extractor fan over, integrated fridge freezer, dishwasher and washing machine, sink and drainer unit.

BEDROOM ONE 18' to bay x 9' 9" (5.49m x 2.97m) Having a walk in bay to the front aspect, fitted wardrobes with sliding mirrored fronts and radiator.

BEDROOM TWO 11' 6" x 9' 8" (3.51m x 2.95m) A further great sized bedroom with a window to the side and radiator.

REFITTED SHOWER ROOM A luxury shower room with a double width walk in shower/wet room with rainfall shower head and full height glass partition, low level WC, wash hand basin with vanity storage beneath, fully tiled walls.

The apartment is leasehold with approx. 95 years remaining, a service charge of approx. £706.08 per month,

Safety and security are provided by a duty manager on the premises 24 hours a day, seven days a week and apartments are fitted with communication devices to contact the duty manager if help is required at any time.

- If an owner is unwell and is not able to go to the dining room for a three course waitress served hot meal then it can be delivered on a tray to the apartment.
- Owners are automatically shareholders in the not for profit company Burcot



Court Limited and the owners elect the directors every year.

- Each apartment is allocated one and a half hours of housekeeping assistance a week.

- If owners wish they may take part in the many social activities which are available a sample of which include bridge, yoga, scrabble, quizzes, croquet and theatre visits.

- Every afternoon tea and biscuits are served in the communal lounge enabling owners to socialise with one another.

- A guest suite is available where relatives and friends can come and stay at a reasonable charge.

- Burcot Court is less than 1/2 a mile from a parade of shops which include a Tesco and a Sainsbury convenience store, a post office and a pharmacy.

All these facilities are available to owners of apartments at Burcot Court which is located two miles from the historic town of Sutton Coldfield and overlooks the famous 2,400 acre Sutton Park. Burcot Court is set in landscaped gardens and comprises 39 one and two bed roomed apartments on three floors, accessible by lifts and stairs. The centre point of the development is the original Edwardian building known as Burcot Grange which has been sympathetically and sensitively renovated and now houses the dining room, the hobbies room and the communal lounge.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - data information not available

Broadband coverage:- data information not available

Networks in your area - data information not available

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 95 years remaining. Service Charge is currently running at £706.08 per month and is reviewed TBC. The Ground Rent is currently running at £0 and is reviewed TBC. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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