



Gracewell Court, Stratford Road, Hall Green, Birmingham

**burchell
edwards**

Gracewell Court Stratford Road Hall Green Birmingham B28 9ET

for sale
£80,000



Property Description

Discover the perfect retirement haven in this spacious one-bedroom property, ideally situated just off the Stratford Road in the Shirley/Hall Green area. This delightful home features large lounge diner and separate kitchen area, offering ample space for relaxation and entertaining.

Enjoy the convenience of lift access to the first floor, where a charming Juliet balcony awaits, providing a lovely spot to enjoy the fresh air. The property also boasts access to a communal garden, perfect for leisurely strolls and social gatherings.

With excellent transport links right on your doorstep, you'll have easy access to local amenities and attractions. This retirement property offers a blend of comfort, convenience, and community, making it an ideal choice for your next chapter.

Lounge

Electric heater, french doors and Juliet balcony and double glazed window to rear.

Kitchen

Kitchen comprising of a range of wall and base units sink and drainer, integrated oven with integrated microwave above. Electric hob and extractor fan overhead. Integrated fridge & integrated freezer, backsplash and double glazed window.



Landing

built in storage and emergency cord

Bedroom One

Built in wardrobe, electric heater and double glazed window.

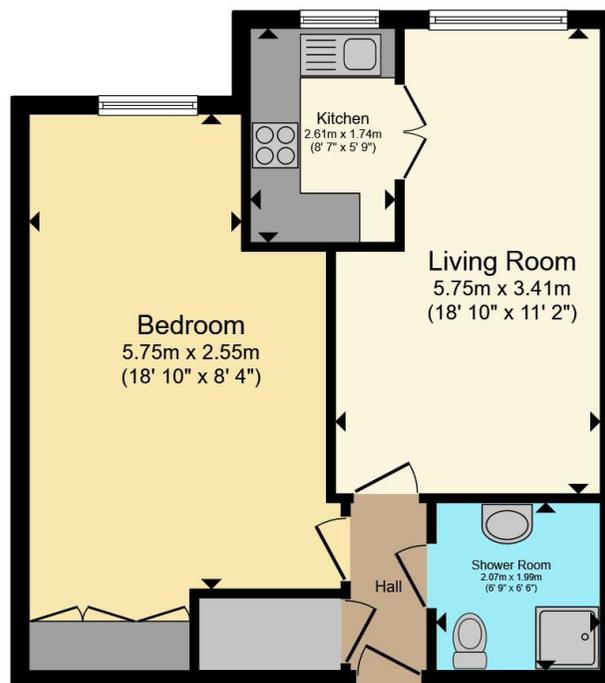
Shower Room

walk in shower, fully tiled, vanity wash hand basin, w/c and emergency cord.









Floor Plan

Total floor area 50.6 m² (545 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
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EPC Rating: B Council Tax
 Band: C

Service Charge:
 3800.00

Ground Rent:
 420.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHI209061

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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