

30, RYLAND PLACE, NORFOLK ROAD, EDGBASTON, B15 3AY



AN OPPORTUNITY TO ACQUIRE THIS TWO BEDROOM RETIREMENT PROPERTY IN SOUGHT AFTER RYLAND PLACE EXCLUSIVELY FOR THE OVER 70'S. SITUATED IN THE DESIRABLE EDGBASTON AREA OF BIRMINGHAM. BENEFITS INCLUDE SOUTH AND WEST FACING VIEWS AND RETIREMENT PLUS LIVING THAT MCCARTHY & STONE OFFER.

£285,000

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Location

RYLAND PLACE was developed in 2016 by retirement development specialists McCarthy and Stone and has been regarded as a most sought after complex situated in a fantastic location within Birmingham. Conveniently positioned between Harborne and Moseley, there is an abundance of recreational facilities available locally, whether it be visiting the local cafe's or restaurants, shopping along the bustling high streets or playing a round of golf, you will not be short of things to do. The development itself offers residents a range of fantastic services such as the table service restaurant on site, the homeowners lounge, CQC registered care team and even the opportunity for guests to stay in the Guest Suite for a nightly fee.

Introduction

30 Ryland Place is an 830 sq foot, dual aspect apartment with sunny south and west facing views, situated in a quiet location on the second floor, conveniently accessed via the communal lift. The property has a welcoming entrance hallway and doors into the spacious lounge, separate kitchen, two bedrooms, wet room and guest cloakroom. The master bedroom also benefits from a walk in wardrobe and there is plenty of storage throughout the property as well as a guest cloakroom. Furthermore, there is a secure gated residents car park providing off road parking. McCarthy and Stone provide residents with The Retirement Living Plus benefits which provide extra safety and security, through flexible care and support packages tailored to you and 24 hour on site staff.

Communal Entrance

The building has a secure intercom system for visitors and residents, as well as lifts providing access to the upper floors.

Entrance Hall

From the front door you enter into the welcoming entrance hall. There is a walk-in storage cupboard as well as another built in cupboard for extra space, 24 hour Tunstall emergency response pull cord, security intercom system and doors leading into:-

Guest Cloakroom

Low level WC, wash hand basin, fitted mirror and ceiling light point

Living Room

18'8" x 11'6" (5.69m x 3.51m) Double glazed dual aspect windows with Juliet Balcony to south and west elevations allowing for a fantastic degree of light, electric feature fireplace, telephone and TV points, power points, ceiling light point and double doors into the kitchen



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Kitchen

8'6" X 6'7" (2.59m X 2.01m) Double glazed electrically operated window with south facing view, a range of high gloss wall and base units with contrasting work surfaces, integrated electric single door oven and microwave, stainless steel sink with drainer, ceramic four ring electric hob with extractor hood over, integral fridge and freezer and tiled floor.



Bedroom One

12'6" X 10'10" (3.81m X 3.30m) West facing double glazed window, walk in wardrobe, ceiling light point, telephone point and emergency response cord



Bedroom Two

12'6" X 9'10" (3.81m X 3.00m) West facing double glazed window, TV point, power points, ceiling light point and emergency response pull cord



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Wet Room

Fitted suite comprising walk in shower with grab rails, low level WC, vanity unit with wash hand basin and illuminated mirror above, heated towel rail and emergency response pull cord.



Outside

Communal grounds surround the estate which are maintained regularly, providing a pleasant outdoor space for residents to enjoy.

General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, water and drainage are available

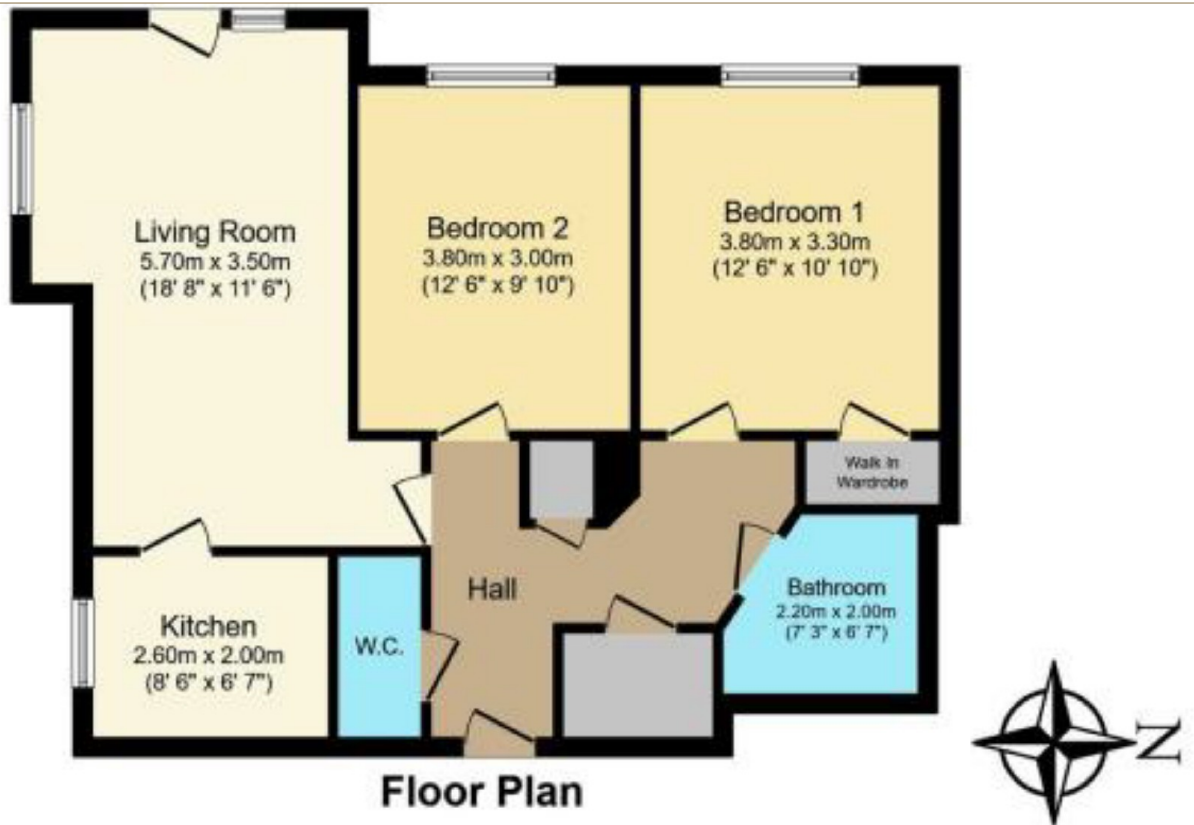
LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is leasehold with an annual ground rent of £510 and service charge of £780 per month towards the retirement living plus development

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Via Hadleigh 0121 427 1213.



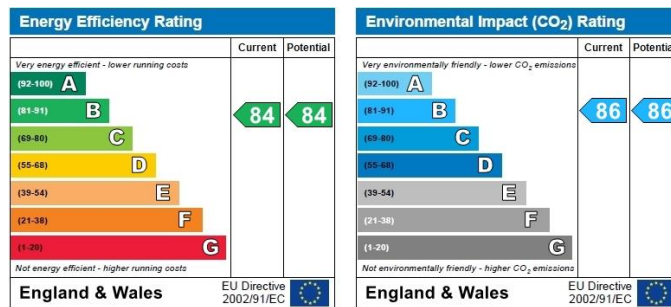
Total floor area 77.1 sq. m. (830 sq. ft.) approx

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.

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MISREPRESENTATION ACT 1967

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MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".