



Sheldon Heath Road,

75% Shared Ownership £97,500

- MODERN APARTMENT FOR OVER 55'S
- COMMUNAL FACILITIES
- LOUNGE & FITTED KITCHEN
- WET ROOM
- COMMUNAL GARDENS
- NO ONWARD CHAIN
- PRIVATE ENTRANCE HALL
- TWO BEDROOMS
- DOUBLE GLAZING & UNDERFLOOR HEATING
- RESIDENT & VISITOR PARKING

A 75% SHARED OWNERSHIP modern first floor apartment for the over 55's with NO ONWARD CHAIN. Westhall Court is a purpose built complex which offers well appointed apartments, a wealth of communal facilities with immaculate grounds and resident/visitor parking. This first floor apartment comprises private entrance hall, lounge, fitted kitchen, two bedrooms and a Jack and Jill wet room. Further benefiting from views across the gardens, double glazing and under floor heating.

OUTSIDE

Well maintained communal grounds, resident and visitor parking and a secure entry into the building

COMMUNAL ENTRANCE

Offering a wealth of facilities including a lounge, restaurant, hair salon, hobbies room, craft room, scooter store and launderette. There are lifts and stairs to all floors and flat 19 can be found on the first floor

PRIVATE ENTRANCE HALL

Two storage cupboards (one housing the fuse box), ceiling light point and doors to:-

LOUNGE

10'7 x 17'8 (3.23m x 5.38m)



UPVC double glazed doors to the Juliet balcony, under floor heating, power and light points and opening onto:-

FITTED KITCHEN

10'4 x 8' (3.15m x 2.44m)



Fitted with a range of eye level, drawer and base units with a

work surface over incorporating a one and a half bowl stainless steel sink/drainers with mixer tap and tiling to splash prone areas. Fitted electric oven, inset ceramic hob with an extractor hood over, space and plumbing for other appliances, power and light points

BEDROOM ONE

9'11 x 16' (3.02m x 4.88m)



Double glazed window to the rear, under floor heating, power and light points and door to the wet room

BEDROOM TWO

7'11 x 11'4 (2.41m x 3.45m)



Double glazed window to the rear, under floor heating, power and light points

WET ROOM
10' x 7'4 (3.05m x 2.24m)



Walk in shower, wall mounted sink and a low level flush WC.
Tiling to splash prone areas, anti slip flooring, extractor fan
and ceiling light point

EXTRA FACILITIES

To include: assisted bathing, emergency call facility via pull
chord and pendant/watch and guest accommodation

HOUSING 21

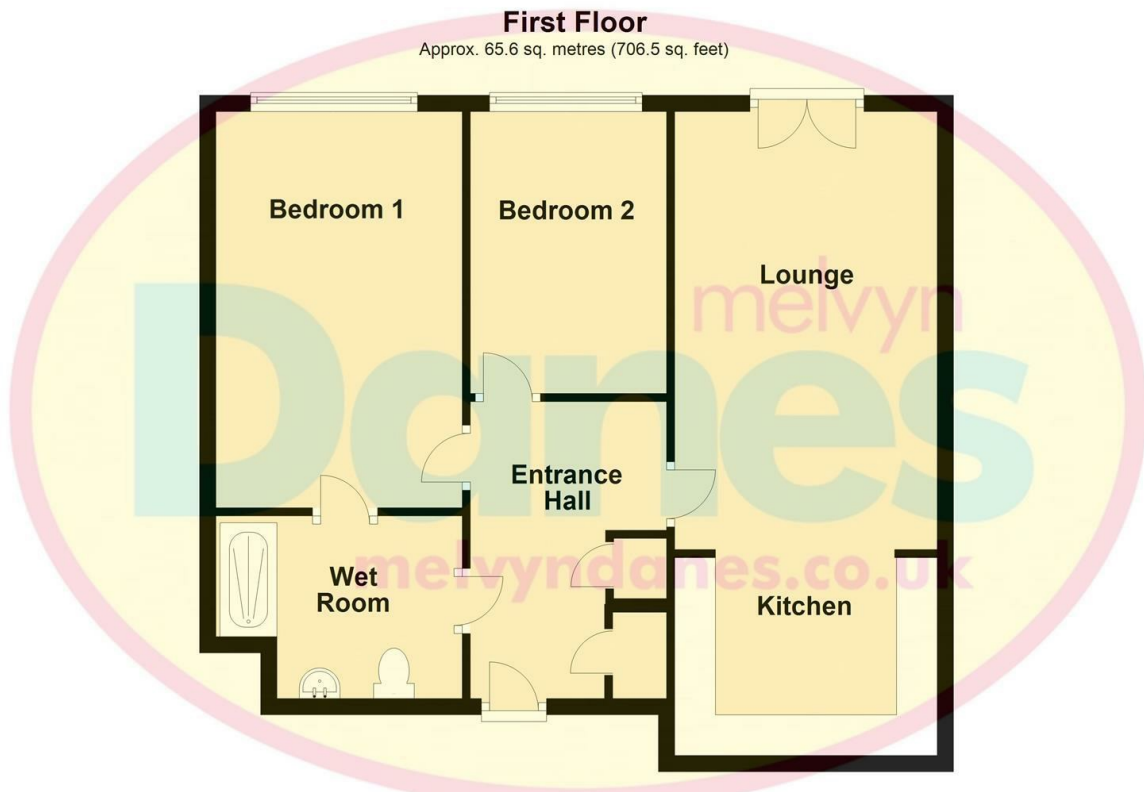
For more information on housing21 please visit
<http://www.housingandcare21.co.uk/housing>

SOCIAL AND HEALTH ACTIVITES

The residents lead their own activities which include coffee
mornings, afternoon tea, entertainment evenings, exercise
classes, day trips, arts and crafts, games afternoons and
knit and natter sessions to name but a few.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 65.6 sq. metres (706.5 sq. feet)

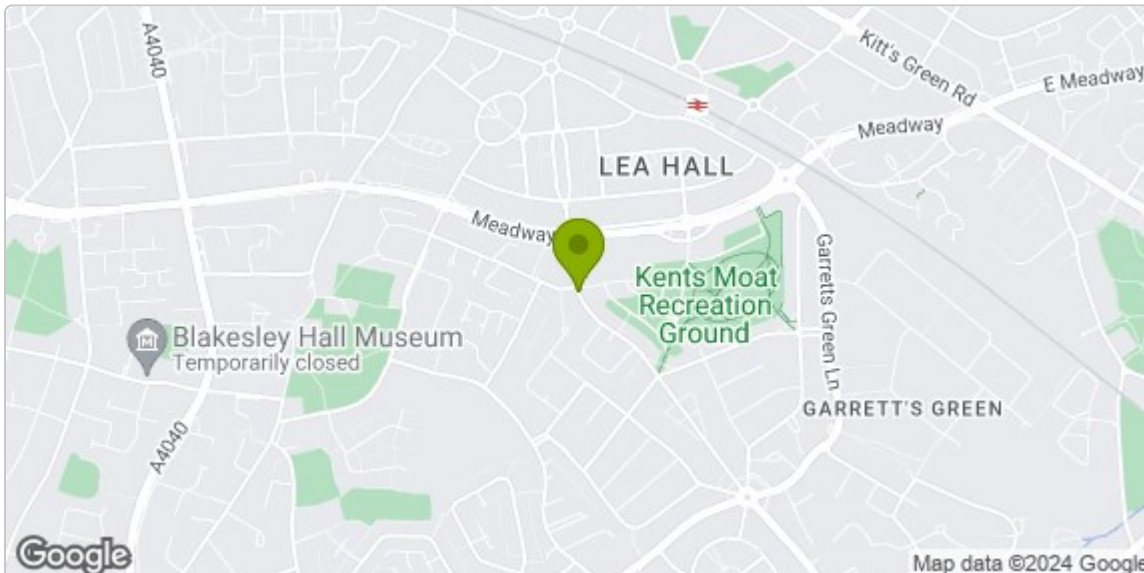
TENURE: We are advised that the property is **LEASEHOLD**

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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.



Full Postal Address:
Westhall Court Sheldon Heath
Road Birmingham B26 2DQ

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	