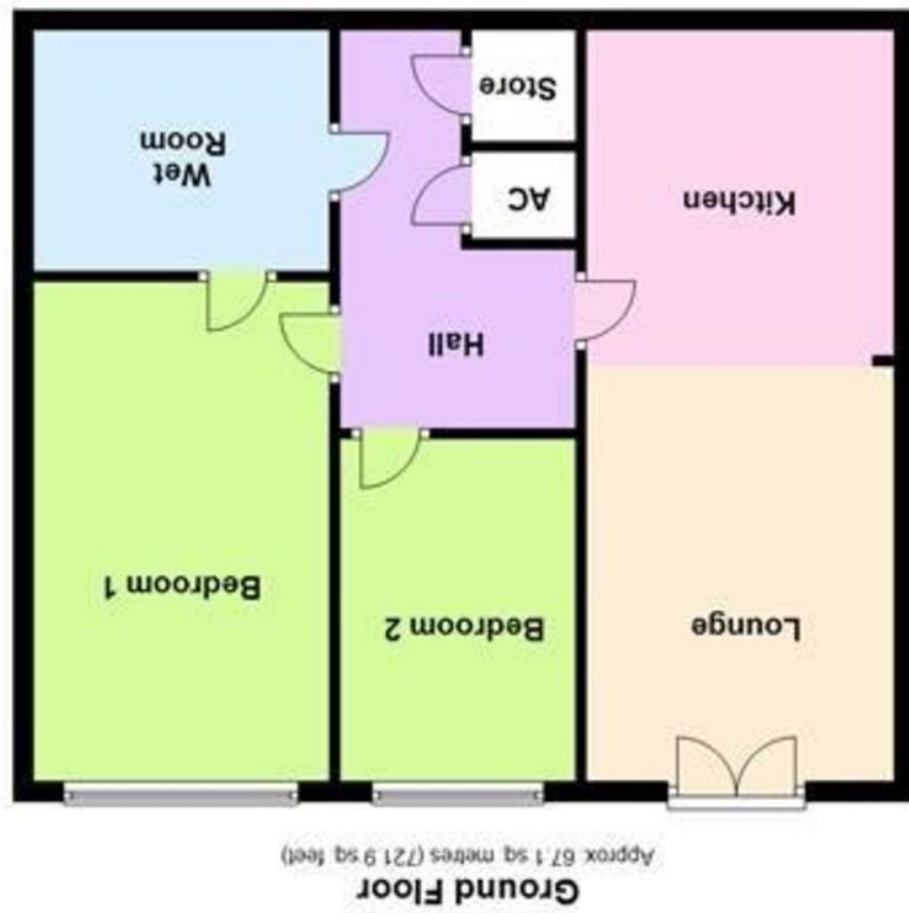


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 67.1 sq. metres (721.9 sq. feet)
 NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using Floorplan



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.

Castle Bromwich | 0121 241 1100



- TWO BEDROOM SECOND FLOOR APARTMENT
- UNDERFLOOR HEATING
- JACK AND JILL BATHROOM
- FRENCH DOORS TO LOUNGE
- OVER 55's
- COMMUNAL HAIRDRESSERS

West Hall Court, 1 Sheldon Heath Road,
 Sheldon, Birmingham, B26 2DQ

Offers In Region Of
 £130,000



Property Description

Fabulous opportunity to acquire this two bedroom second floor apartment for the over 55's. This apartment complex is offered at 100% purchase and offers perfect retirement living. You are greeted with secure private access doors into the building where you will have communal restaurant, hairdressers, laundry room, hobbies room with pool table. Once in the apartment you are greeted with spacious lounge opening to kitchen, two double bedrooms and generous wet room. All rooms are heated with underfloor heating. ALSO BENEFITS FROM BEING CHAIN FREE.. If you are 55 or above please call Green and Company to arrange your viewing.

After entering the communal area you take the lift or stairs to second floor where you will enter into the apartment.

HALL Offers space and doors to kitchen, wet room, bedrooms and two store cupboards and intercom system.

LOUNGE 13' 11" x 10' 6" (4.24m x 3.2m) With French doors opening to reveal views over open aspect greenery, juliet balcony, underfloor heating and open plan to:-

KITCHEN 10' 11" x 10' 4" (3.33m x 3.15m) With underfloor heating, vinyl flooring, electric hob, oven, fridge freezer, sink, four way spotlight, wood effect units, splash back tiling.

BEDROOM ONE 16' 4" x 9' 11" (4.98m x 3.02m) With window to front overlooking open aspect, underfloor heating and door to wet room.

BEDROOM TWO 11' 6" x 7' 11" (3.51m x 2.41m) With window to front and underfloor heating.

WET ROOM 9' 10" x 7' 4" (3m x 2.24m) Having door off bedroom one and hall way offering, mixer shower, back to wall WC and sink units, stone effect walls tiles with mosaic border and anti slip flooring.

OUTSIDE Communal garden area which can be accessed via the complex laundry room, other rooms to use are hobby room with pool table, cards table, dart board and additional games, hairdressers are on site and a room to charge any mobility scooters and chairs.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 77 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 110 years remaining. Service Charge is currently running at £5496 per annum and is reviewed TBC. The Ground Rent is currently running at N/A and is reviewed N/A. 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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