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**24 The Spinney  
101 Redditch Road  
Kings Norton  
Birmingham  
B38 8RH**

**Offers Over £60,000**

**Retirement Apartment - First Floor  
Over 60's  
One Bedroom  
Open Plan Lounge/Kitchen  
Double Bedroom  
Bathroom  
Landscaped Communal Gardens  
Double Glazing & Electric Heating  
LEASEHOLD- 61 Years Remaining  
Extendable on Purchase**

**First Floor over 60's Retirement Apartment having lift Access, located a short distance to Kings Norton Village Green close to all amenities and Bus routes.**

The accommodation briefly comprises, Entrance Hallway, Open Plan Lounge/Kitchen, Double Bedroom, Bathroom, Pull Cord System, Double Glazing & Electric Heating, Resident & Visitor Parking, Landscaped Communal Gardens, No Upward Chain – Leasehold.

\*\*\*\*\*VIEWING BY APPOINTMENT ONLY\*\*\*\*\*



**Approached via a Tarmacadam Driveway leading to main entrance with lawned fore garden, Residents & Visitors Car Park to front of building. Entrance doors with security code system lead into a welcoming communal Hallway with stairs and lift to further floor levels.**

**HALLWAY ENTRANCE**  
**5'02" x 12'11" 1.57m x 3.93m**  
Wall mounted intercom/pullcord system, Electric Radiator with cover. Double storage unit housing electric boiler and consumer unit. Further single cupboard. Doors off to.

**OPEN PLAN LOUNGE/KITCHEN**  
**LOUNGE AREA**  
**14'02" x 11'06"**  
**4.31m x 3.50m**  
Double Glazed Window to front elevation, Wooden Fireplace with marble effect back and hearth housing Electric Fire. Electric Radiator with cover, central Light point, Pull cord system. Open plan to Kitchen area.

**KITCHEN AREA**  
**5'10" x 8'04" 1.77m x 2.54m**  
Fitted Base wall and drawer units, Breakfast Bar, Stainless Steel Sink Unit with mixer tap over, Free standing Electric oven, space for fridge and washing machine.

**BEDROOM ONE**  
**9'10" x 12'06" 2.99m x 3.81m**  
Built-in wardrobes, Double Glazed Window to front elevation, Electric Radiator with cover, central light Point and pull cord system.

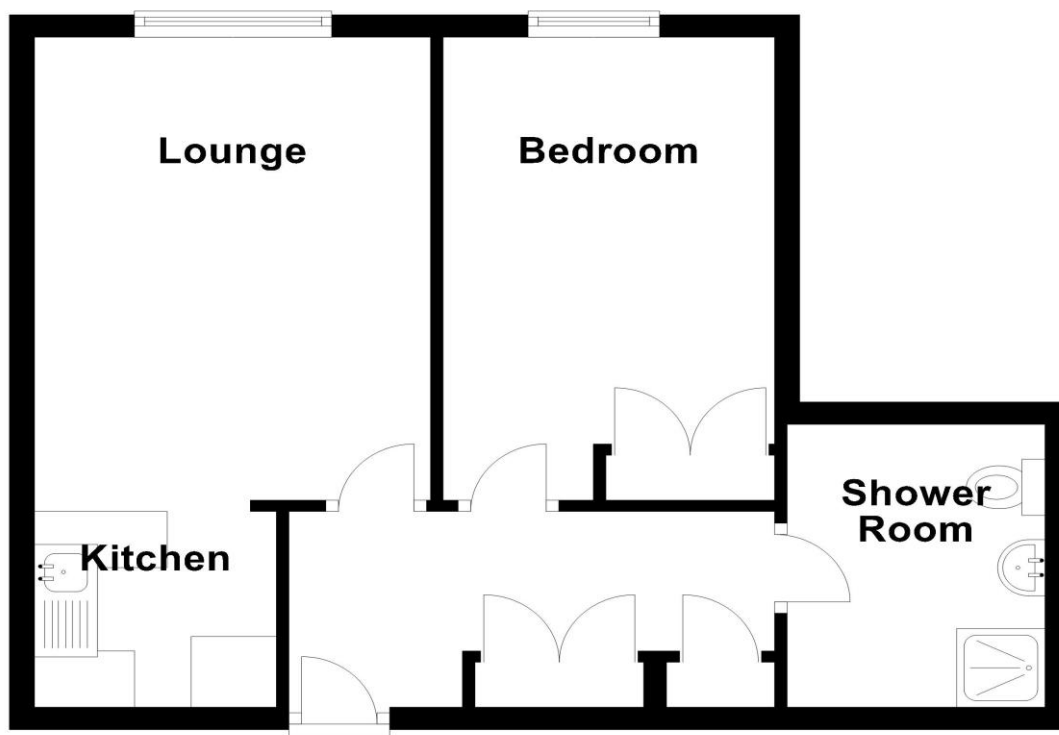
**BATHROOM**  
**6'01" x 7'08" 1.85m x 2.33m**  
Double walk-in Shower enclosure with wall mounted electric shower, Low Level flush WC, Pedestal wash hand basin with taps, Tiled splashback areas, Storage cupboard, Central Light point, Pull Cord System.

**LEASEHOLD – 61 Years Remaining**  
**Extendable on purchase.**

**MAINTENANCE CHARGES**  
**FROM 1<sup>ST</sup> APRIL 2024 - £276.66 PER MONTH.**

**EPC RATING – C**  
**COUNCIL TAX BAND – A**

## First Floor



Total area: approx. 40.4 sq. metres (435.4 sq. feet)

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.