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**63 Beeches Court
Ashill Road
Rednal
Birmingham
B45 9YB**

Offers Over £60,000.

**Over 60's Retirement Flat
First Floor Spacious One Bedroom
Lounge/Diner
Kitchen
Shower Room
Residents Lounge
Communal Gardens
Resident & Visitors Parking
24-Hour Careline Alarm Pull
Cord Service**

GORDON JONES ARE PLEASED TO PRESENT THIS ONE BEDROOM OVER 60'S RETIREMENT FLAT IN A GREAT LOCATION CLOSE TO ALL AMENITIES.

This first floor Apartment is situated in Rednal conveniently located for all local amenities including shops, supermarkets, post office and bus stop outside the property. This retirement development offers Resident Manager, 24-hour Careline alarm pull cord service, residents lounge, laundry room and lovely communal gardens. Wheelchair Access and lift access to all floors.

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



The Apartment is located on the First floor accessible via lift and stairs and overlooks the beautiful gardens.

HALLWAY ENTRANCE

21'03" x 3'0" 6.47m x 0.91m

Electric Storage Heater. Airing Cupboard housing water tank and consumer unit. Loft Access. Doors off to;

L- SHAPED LOUNG/DINER

8'07" min 14'04" max x 20'08"

2.61m min 4.36m max x 6.29m

Wooden Framed Double-Glazed window to rear elevation overlooking communal garden, Wooden Fire surround with marble hearth and back housing electric fire, Dimplex Electric heater. Pull cord System.

KITCHEN

8'08" x 7'07" 2.64m x 2.31m

Wall and base units, Tiled Splash Backs, Sink unit with mixer tap over, Integrated electric hob and oven with extractor over, space for fridge freezer. Electric fan heater, Wooden Double-Glazed window to side elevation overlooking gardens. Pull cord system.

SHOWER ROOM

9'08" x 6'09" max 3'10" min

2.94m x 2.05m max 1.16m min

Double shower, Vanity unit with inset basin & Mixer tap, Fully Tiled Walls, Electric towel rail, Low level flush W.C. Pull Cord system.

DOUBLE BEDROOM

8'09" x 15'07" to wardrobes

2.66m x 4.79m to wardrobes

Built in Mirrored Wardrobes, electric storage heater, Electric Storage Heater, Wooden framed Double-Glazed Window to

rear elevation overlooking communal gardens. Pull Cord System

Residents Lounge & Communal Gardens, Laundry Room and Guest Room Facility.

Car Park for Residents and Visitors. Wheelchair Access and Lift Access to all Floors.

LEASEHOLD

Lease: Approx. 101 Years Remaining. Maintenance Charges Approx. £2,634 Per Annum paid half yearly. Ground Rent Approx. £600.00 per Annum.

EPC - B

COUNCIL TAX BAND B

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.