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

Offers Over £60,000.

**Over 60's Retirement Flat
First Floor One Bedroom
Lounge/Diner
Kitchen
Wet 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 from the welcoming entrance lobby via lift and stairs with resident and visitor's car park to side and rear of the building.

HALLWAY ENTRANCE

8'06" x 5'06" 2.59m x 1.67m

Pull cord system/intercom. Airing Cupboard housing water tank and consumer unit. Meter cupboard, Loft access. Doors off to;

Integrated electric oven and hob with extractor fan over, space for under counter fridge and freezer. Wooden framed double-glazed window to side elevation. 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.

L- SHAPED LOUNGE/DINER

11'01" x 17'0" x 16'11" x 7'10"

3.37m x 5.18m x 5.15m x 2.38m

L 'Shape lounge/Diner with Marble effect fire surround housing electric fire, double glazed wooden framed windows to front elevation. Electric storage heater. Pull cord system.

Glazed doors leading into kitchen.

WET ROOM

5'07" x 6'09" 1.70m x 2.05m

Double walk-in shower, Vanity unit with inset basin and taps with mirror and light above. Fully Tiled Walls, Electric heater and extractor fan, Low level flush W.C. Pull Cord system.

LEASEHOLD

Lease: Approx. 100 Years Remaining.
Maintenance Charges Approx.
£2,904 Per Annum paid half yearly.
Ground Rent Approx. £589.00 per Annum.

KITCHEN

5'09" x 8'11" 1.75m x 2.71m

Wall base and drawer units, Tiled Splash Backs. Sink unit with mixer tap over.

DOUBLE BEDROOM

8'07" x 12'02" to wardrobes

2.61m x 3.70m to wardrobes

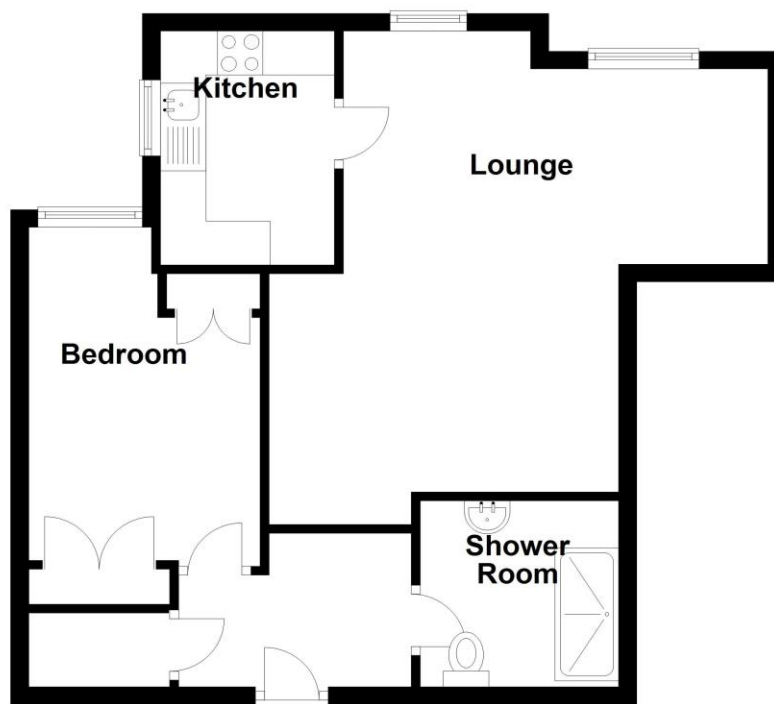
Built in Mirrored Wardrobes, double wardrobe and drawer unit. Electric Storage Heater, Wooden framed Double-Glazed Window to front elevation.

COUNCIL TAX BAND - B

EPC - C

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.

First Floor



Total area: approx. 48.5 sq. metres (522.3 sq. feet)