

# RETIREMENT

# HOMESearch

## 49 Chestnut Court (Castle Bromwich)

Britain's Number One  
Retirement Property Specialist

306 Chester Road, Birmingham, West Midlands, B36 0LB



**PRICE: £79,950**

**Lease: 125 years from 1992**

### Property Description:

#### **A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT**

Chestnut Court is in a prime location close to local amenities including supermarkets, shops, post office, banks, library, doctors and pharmacy. Local bus service to Birmingham city Centre and Solihull Touchwood shopping centre, NEC and Birmingham Airport is within easy reach by bus or car. Places to visit nearby Castle Bromwich Hall Garden with 10 acres of restored walled gardens, Castle Bromwich Hall Hotel, and Jaguar Factory and The Sentinel (Spitfire Island) just a short distance away. Constructed by McCarthy & Stone (Developments) Ltd and comprises 60 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 58 years, or in the event of a couple, one must be over the age of 58 years and the other over 50 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Development Manager
- Lift to all floors
- 24 hour emergency Appello call system
- Guest Suite
- Communal Laundry facilities
- Residents' lounge with kitchenette
- Lease: 125 years from 1992

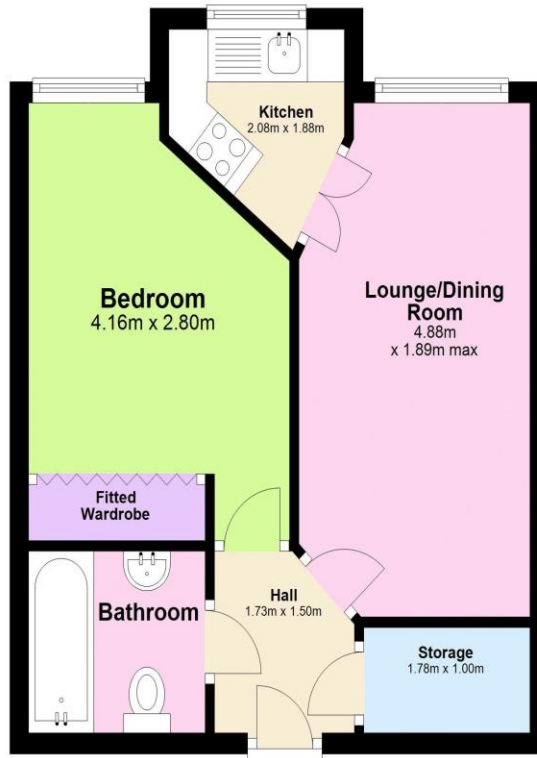


**For more details or to make an appointment to view, please contact  
Charlotte Harvey**

📞 01425 632257 📧 [charlotte.harvey@retirementhomesearch.co.uk](mailto:charlotte.harvey@retirementhomesearch.co.uk)

**Flat**

Approx. 33.5 sq. metres



Total area: approx. 33.5 sq. metres

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£438.60**

**Ground Rent Period Review:**

**Next uplift 2036**

**Annual Service Charge:**

**£2,653.24**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.