



**26 Rivendell Court Stratford Road, Hall Green Birmingham B28
8AT**

welcome to

Rivendell Court Stratford Road, Hall Green Birmingham

A well presented two bedroom retirement apartment available for over 60's in the popular residential block of Rivendell Court in Hall Green. The property is offered with NO ONWARD CHAIN and has an emergency pull chord system and access to communal facilities such as the lounge and garden.

Entrance

Secure communal access with stairs and lift access to the upper floors.

Entrance Hall

Door to front. Electric heater and alarm pull chord. Access to storage.

Lounge-Diner

18' 7" plus door recess x 10' 8" max (5.66m plus door recess x 3.25m max)
Double glazed door to rear with Juliet balcony.
Electric heater, electric fireplace and alarm pull chord.

Kitchen

8' 11" x 5' 8" (2.72m x 1.73m)
Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven and electric hob). Extractor hood over. Space for free standing appliances (fridge & freezer). Tiling to splash prone areas and alarm pull chord.

Bedroom One

(Not measured, please ensure it meets your requirements). Double glazed window to rear.
Electric heater, built-in-wardrobe and alarm pull chord.

Bedroom Two

9' x 9' 4" (2.74m x 2.84m)
Double glazed window to rear. Electric heater and alarm pull chord.

Shower Room

Low level toilet, hand wash basin with vanity unit and walk in shower with wall mounted seat. Heated towel rail, floor to ceiling tiles and alarm pull chord.

Parking

Gated parking for residents and visitors.





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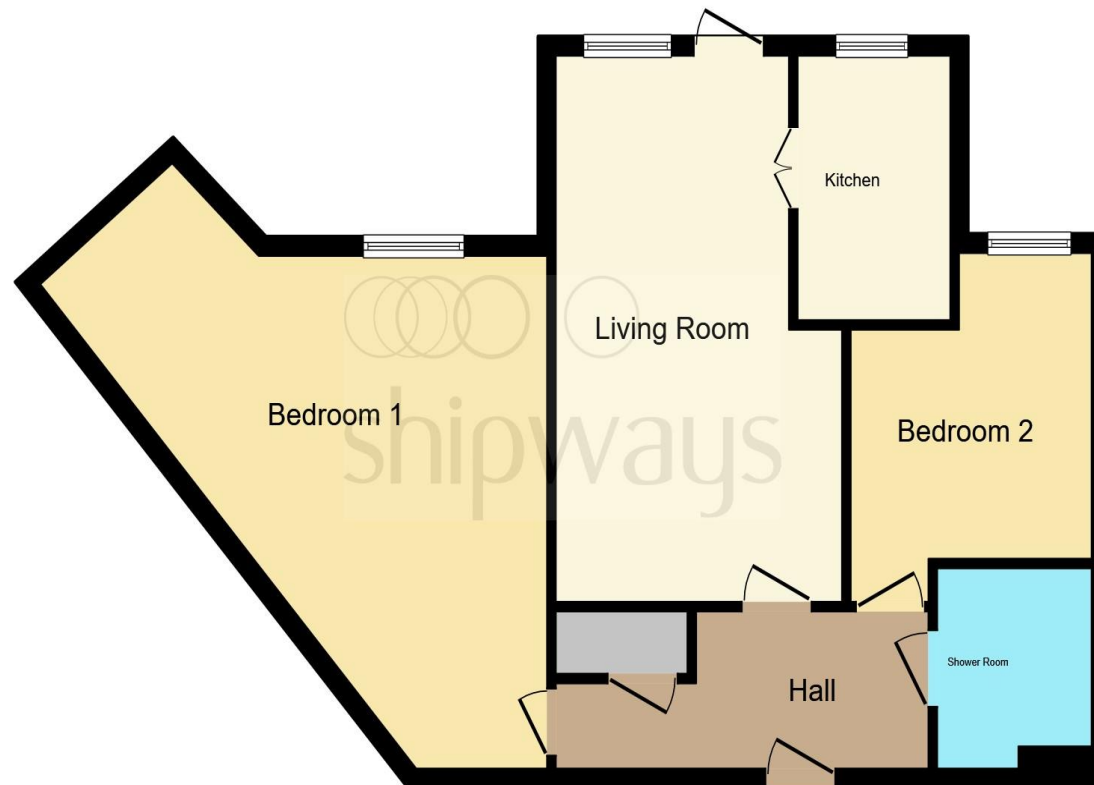
Rivendell Court Stratford Road, Hall Green Birmingham

- OFFERED CHAIN FREE
- TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- COMMUNAL LOUNGE, LAUNDRY FACILITIES & ACCESS TO COMMUNAL GARDENS
- OVER 60'S
- SITE MANAGER ON COMPLEX

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SLY111463 - 0007

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