









## welcome to

## **Gracewell Court Stratford Road, Hall Green BIRMINGHAM**

NO CHAIN!! A well-presented two-bedroom retirement apartment located in the popular Gracewell Court on Stratford Road. This thoughtfully designed home offers spacious living, a modern shower room, and a comfortable layout ideal for independent retirement living within a friendly community.

## **Agent Note**

The Council Tax Band is C

#### **Entrance Hall**

Entrance door with intercom.

## Lounge

19' 1" x 10' 8" ( 5.82m x 3.25m )

#### Kitchen

7' 6" Approx x 8' 1" ( 2.29m Approx x 2.46m ) electric hob, electric oven, integrated microwave & under counter fridge & freezer,

#### **Bedroom One**

16' 6" Max x 9' 6" ( 5.03m Max x 2.90m ) Double glazed window, built in wardrobes and carpet.

#### **Bathroom**

Shower, w.c, wash hand basin, carpet and full height towel radiator.

#### **Bedroom Two**

15' 7" MAX x 9' 2" MAX ( 4.75m MAX x 2.79m MAX ) Double glazed window, carpet













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# **Gracewell Court Stratford Road, Hall Green BIRMINGHAM**

- Two well-proportioned bedrooms
- Spacious lounge with separate fitted kitchen
- Secure and friendly retirement complex
- Conveniently located on Stratford Road, close to shops and transport
- Ideal for over 60s seeking independent living

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 6000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. 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

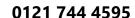
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Property Ref: SLY111672 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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