



**Gracewell Court Stratford Road, Hall Green BIRMINGHAM B28  
9ET**

**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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welcome to

## 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: C

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](http://www.focalagent.com)

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Property Ref:  
SLY111672 - 0006

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