



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

welcome to

Rivendell Court Stratford Road, Hall Green Birmingham

Shipways are delighted to offer this two bedroom GROUND FLOOR retirement apartment available for people aged 60 or over, situated in the popular residential block of Rivendell Court in Hall Green. The apartment is ideal for someone looking for comfort and convenience.

Agent Note

The Council Tax Band is C.

Entrance Porch

Secure communal entrance with access to lift and stair access to upper floors.

Entrance Hall

Door to front. Electric storage heater, pull chord alarm and access to storage (housing tank).

Lounge

17' 8" plus door recess x 11' 1" Max (5.38m plus door recess x 3.38m Max)

Double glazed door and window to front. Electric fire in fireplace and electric storage heater. Pull chord alarm.

Kitchen

8' 11" x 5' 8" (2.72m x 1.73m)

Double glazed window to side. A range of wall and base units with sink and drainer. Integrated oven with induction hob. Space for free standing appliances (fridge / freezer). Pull chord alarm.

Bedroom One

17' 7" max x 9' 3" (5.36m max x 2.82m)

Double glazed window to front. Electric storage heater, built-in-wardrobe and pull chord alarm.

Bedroom Two

11' 2" x 8' 8" (3.40m x 2.64m)

Double glazed window to front. Electric storage heater and pull chord alarm.

Shower Room

Low level toilet, hand wash basin with vanity unit and walk in shower with wall mounted hand rail. Towel rail and tiling floor to ceiling.

Parking

Gated parking for residents and visitors.





view this property online shipways.co.uk/Property/SLY111490



welcome to

Rivendell Court Stratford Road, Hall Green Birmingham

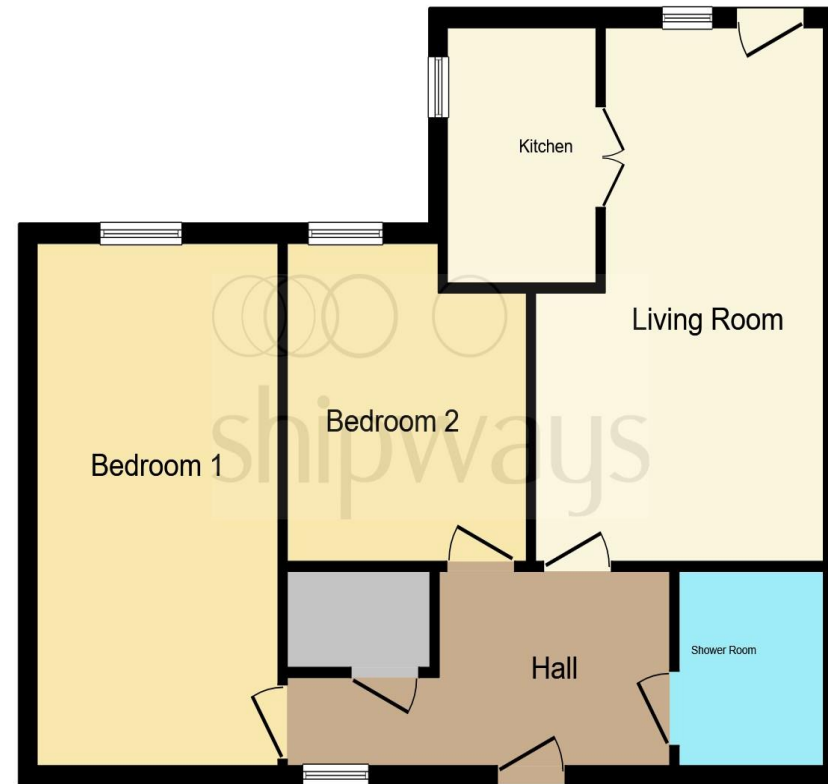
- GROUND FLOOR OVER 60'S RETIREMENT APARTMENT
- TWO BEDROOMS
- LOUNGE WITH DOOR TO GARDEN AREA
- KITCHEN
- SHOWER ROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 4247.24

Ground Rent: 777.90

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.



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

view this property online shipways.co.uk/Property/SLY111490



Property Ref:
SLY111490 - 0008

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 guidance 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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk