



**melvyn**  
**Danes**  
ESTATE AGENTS

Ulleries Road

Offers Around £50,000



## Description

ingsford Court, built by Bovis Retirement Homes, offers secure living accommodation and various levels of service to suit the requirement of the individual. These services include a house manager together with 24 hour staff, resident's lounge and dining room for those residents wishing to purchase meals. Weekly activities are arranged which residents may participate in should they wish and within the service charge each property has a weekly cleaning service.

This development is sited on Ulleries Road close to Hobs Moat Road shops, doctors and dental surgeries, local library and regular bus services.

Further shopping facilities will be found along the nearby A45 Coventry Road at the Wheatsheaf with a more comprehensive range of shops in the town centre of Solihull adjacent to which is Solihull's main line London to Birmingham railway station.

There is easy access via the A45 to the city centre of Birmingham or travelling in the opposite direction along the A45 one will come to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This complex is designed for the over 60's and has a mobility scooter store room with charging facilities, a hobbies room, ample parking and pleasant grounds.

Access to the complex is gained via a communal entrance with security intercom system and stairs or lift will take you to the first floor where number 22 is situated. An entrance door with spy hole leads to the accommodation which comprises of one bedroom with fitted storage, living room with fire place and fitted kitchen with a range of integrated appliances. The flat benefits from various storage options as well as communal parking and gardens. Being sold with no upward chain the property is ready for immediate occupation and is being sold with the benefit of six months service charge being paid for the purchaser.





## Accommodation

**COMMUNAL ENTRANCE**

**RECEPTION HALLWAY**

**LARGE STORAGE CUPBOARD**

**AIRING CUPBOARD**

**LIVING ROOM**

14'2" x 11'8" (4.32m x 3.56m)

**BREAKFAST KITCHEN**

10'8" x 8'0" (3.25m x 2.44m)

**DOUBLE BEDROOM**

12'4" x 10'10" (3.76m x 3.30m)

**COMMUNAL GARDENS**

**RESIDENTS PARKING AREA**



TENURE: We are advised that the property is leasehold with 125 years remaining from 01/01/1998. The service charge for the property is currently £716.90pcm we are advised.

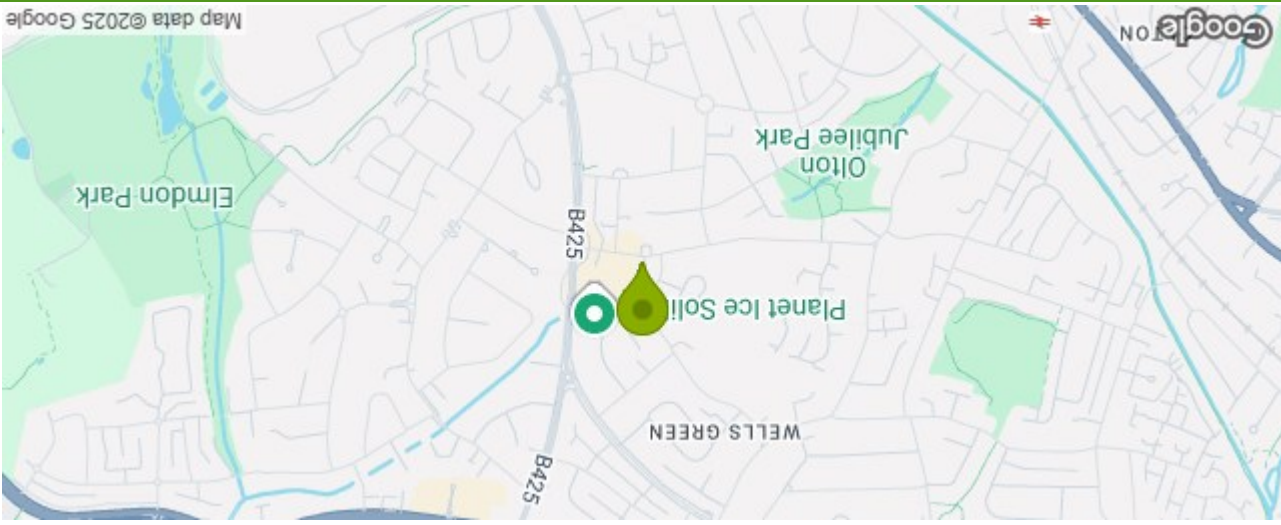
BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/4/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 16/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

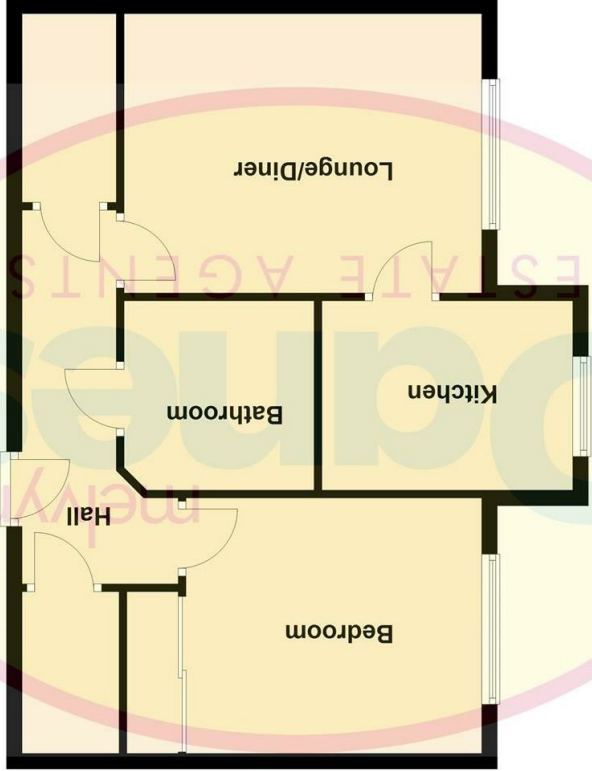
VIEWING: By appointment only with the office on the number below 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



First Floor



Apartment 22, 125, Kingsford Court Ulleries Road Solihull B92 8DT

| Energy Efficiency Rating                    |  |           |
|---------------------------------------------|--|-----------|
| Council Tax Band: C                         |  |           |
| EU Directive 2002/91/EC                     |  |           |
| England & Wales                             |  |           |
| Very energy efficient - lower running costs |  |           |
| (92 plus) A                                 |  |           |
| (81-91) B                                   |  |           |
| (69-80) C                                   |  |           |
| (55-68) D                                   |  |           |
| (39-54) E                                   |  |           |
| (21-38) F                                   |  |           |
| (1-20) G                                    |  |           |
| Not energy efficient - higher running costs |  |           |
| Current                                     |  | Potential |
| 74                                          |  | 76        |

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.