

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. At the bottom of the oval, the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

**melvyn
Danes**
ESTATE AGENTS

The background of the entire advertisement is a photograph of a modern, three-story brick apartment complex. The building features a mix of red and white brickwork, white window frames, and small balconies with white railings. A white SUV is parked in a paved parking area in the foreground. A small, leafless tree and some shrubs are planted in a landscaped area next to the building. The sky is clear and blue.

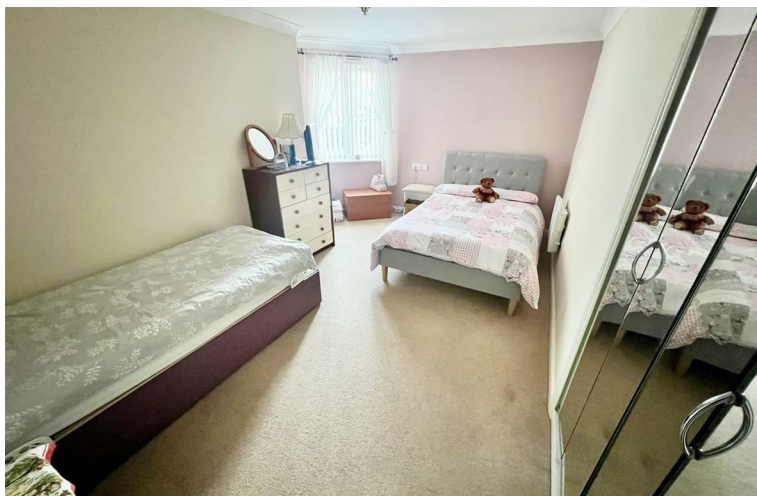
**Gracewell Court, Stratford Road
Hall Green
Offers Around £95,000**

Description

These modern apartments were built specifically for the over 60's with retirement, privacy and care in mind. McCarthy & Stone are the country's leading builder of such accommodation and their experience is shown with this development which gives an opportunity for convivial conversation and meeting of people in the communal lounge, yet privacy within one's own home. Security is ensured by an entry phone system at ground floor level. The apartment itself has strategically positioned emergency pull cords and telephone, which will automatically seek assistance should it be required.

There is a manager within the development and in addition to the communal lounge and kitchen, there is a guests bedroom which is available by prior booking. The grounds are neatly laid out with seating areas and car parking, and across the road from the development is a parade of local shops serving everyday needs. Local bus services pass by which will take you into the Shirley, central Solihull or the City of Birmingham and its outlying suburbs. A short distance will bring you to the array of facilities that Shirley has to offer.

Having secure communal entrance, number 8 is a desirable ground floor with patio. The front door opens to



HALLWAY



Having two ceiling light points, wall mounted electric heater, coved cornice to ceiling and doors off to the two storage cupboards, bedroom, shower room and

L SHAPE LOUNGE DINER

Having double glazed door to the small paved patio area, double glazed window, two ceiling light points, electric fire, wall mounted electric heater, coved cornice to ceiling and double doors leading to



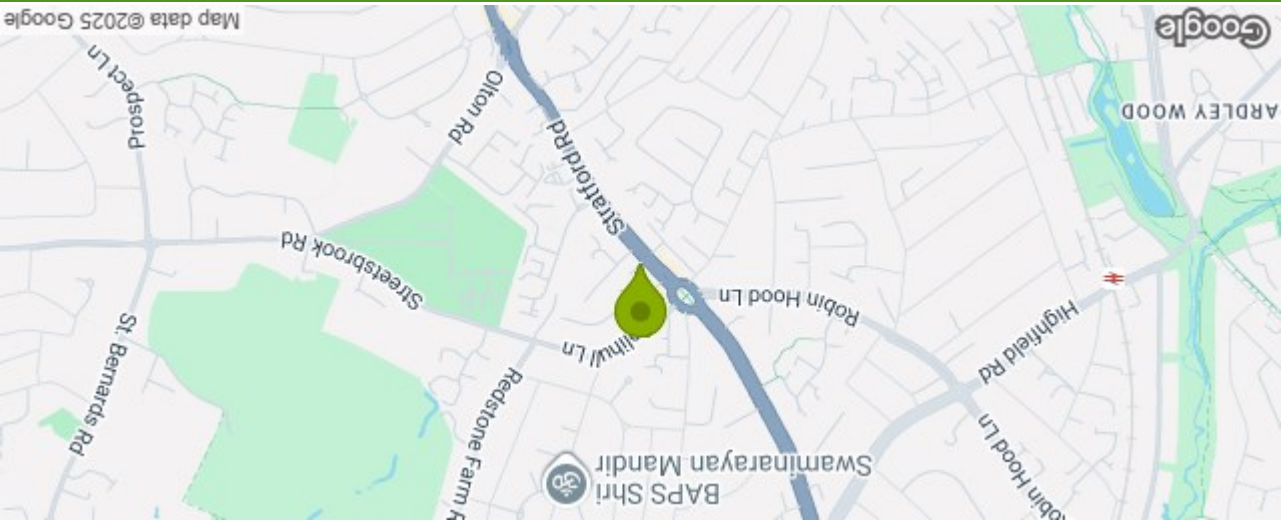
TENURE
We are advised that the property is leasehold and it is subject to a half yearly ground rent of £212.50 and a half yearly service charge of approximately £1882.58. These figures are subject to confirmation by any interested parties solicitor.

BROADBAND: We understand that the standard broadband download speed at the property is around 15 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 06/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider/data taken from checker.ofcom.org.uk on 06/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



8 Gracewell Court, Stratford Road Hall Green Birmingham B28
9ET

Energy Efficiency Rating		
Council Tax Band - B		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
Current		Potential
69		79

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.

