



**Ashford Court, Walmley Road,
Sutton Coldfield, B76 1QN**

£100,000

Walmley

£100,000



GROUND FLOOR RETIREMENT APARTMENT FOR THE OVER 60'S, EXCELLENT LOCATION IN THE HEART OF THE WALMLEY VILLAGE, spacious lounge/dining room, kitchen, generous sized bedroom, wet room, communal gardens, warden controlled, emergency pull cords and secure intercom system. Close to local amenities and transport links.

- GROUND FLOOR RETIREMENT APARTMENT
- SPACIOUS LOUNGE/DINING ROOM
- KITCHEN
- GENEROUS SIZED BEDROOM
- WET ROOM
- EXCELLENT LOCATION IN THE HEART OF THE WALMLEY VILLAGE
- COMMUNAL GARDENS
- EMERGENCY PULL CORDS & SECURE INTERCOM SYSTEM
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

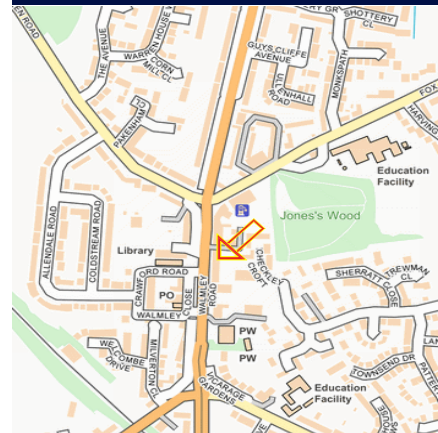
Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Floor Plan



Location Map



Property Specification

Reception Hall
2.52m (8'3") x 2.35m (7'9")

Kitchen 2.97m (9'9") x 2.39m (7'10")

Lounge/Dining Room
5.46m (17'11") x 3.37m (11'1")

Bedroom
4.03m (13'3") max x 3.43m (11'3")

Wet Room 9' 2" x 7' 4" (2.79m x 2.24m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Viewer's Note:

Services connected: Electricity, water & drainage
Council tax band: C
Tenure: Leasehold 67 years remaining, lease from
Ground Rent: £200 per annum
Service Charge: £3,290 per annum
Restrictions: Development for over 60's
Other Charges: Sink Fund: 1% of purchase price payable when you sell the property.