



smarthomes

## Gracewell Court, Stratford Road

Hall Green, Birmingham

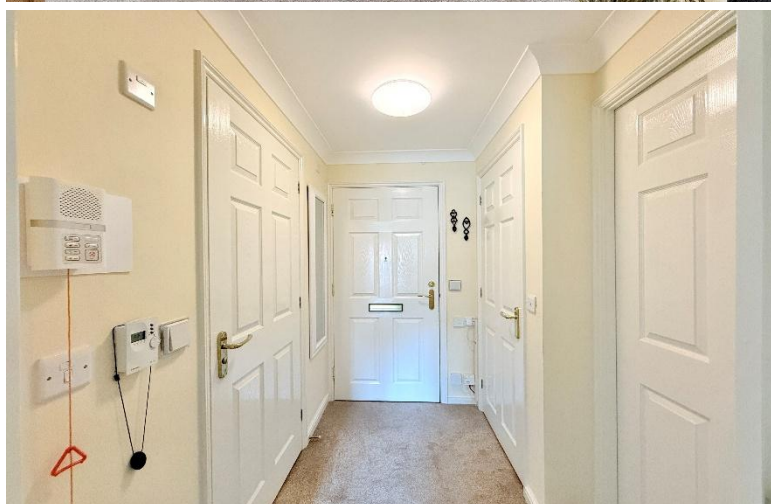
- A Well Presented First Floor Retirement Apartment
- Double Bedroom With Fitted Wardrobes
- Lounge Diner
- Kitchen
- Shower Room
- Emergency Pull Cord System
- Parking For Residents & Visitors

**Offers Over £80,000**

Current EPC Rating - 85 (B)

Current Council Tax Band - B

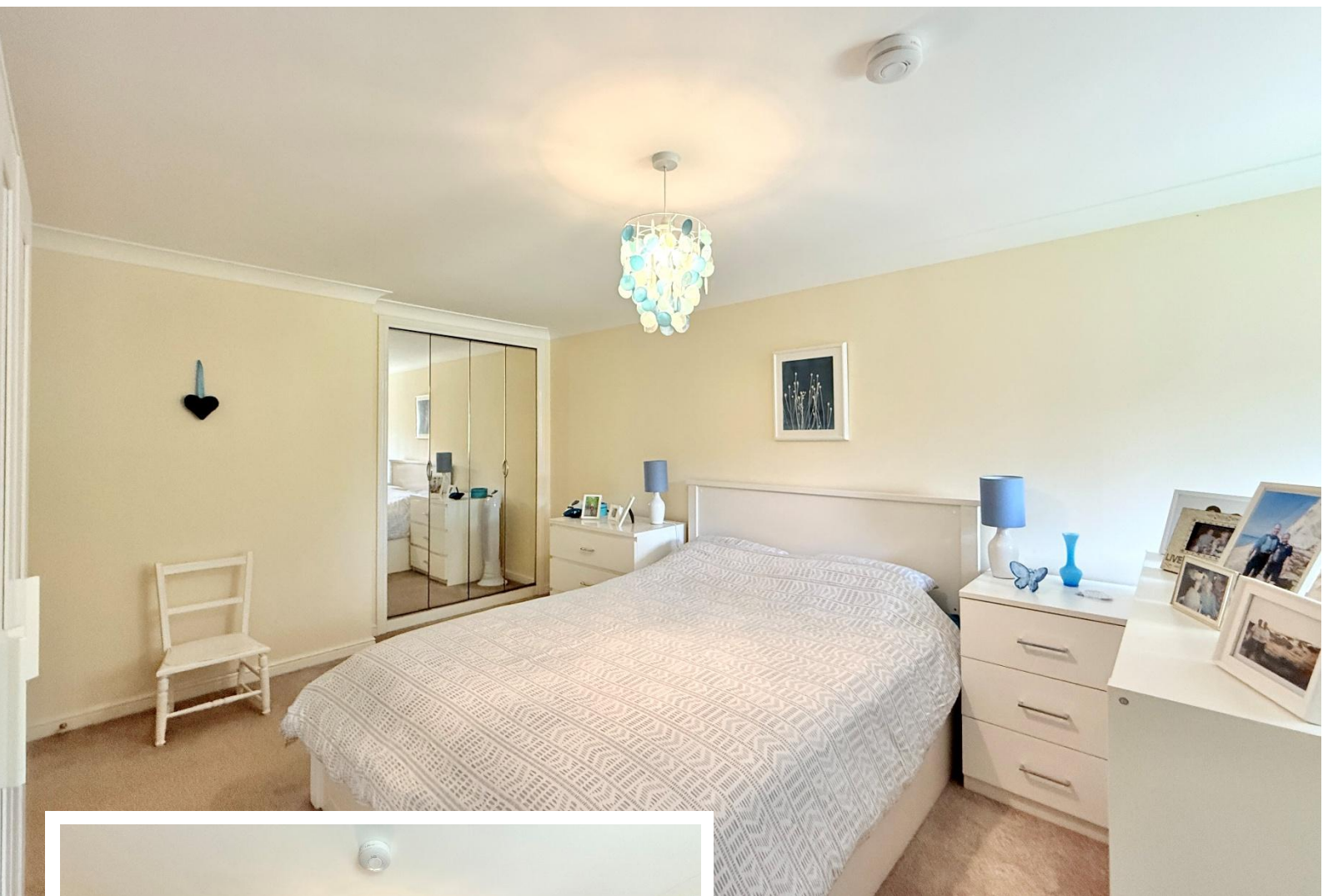




## Property Description

A well presented first floor retirement apartment benefiting from emergency pull-cord system, lift access, communal areas including lounge, guest suite, laundry, gardens, parking for residents and visitors, with accommodation comprising double bedroom with fitted wardrobes, lounge diner, kitchen and shower room

The apartment is within easy reach with services to Shirley, Solihull, Stratford upon Avon and Birmingham City Centre. There is also a supermarket within walking distance and the train station is only 1.5 miles away, providing quick and easy access to Birmingham's mainline train station for connections to most major towns and cities in the UK.



## Rooms & Measurements

Private Entrance Hall

Lounge Diner to Rear - 3.38m x 5.64m (11'1" (max) x 18'6")

Kitchen to Rear - 1.68m x 2.57m (5'6" x 8'5")

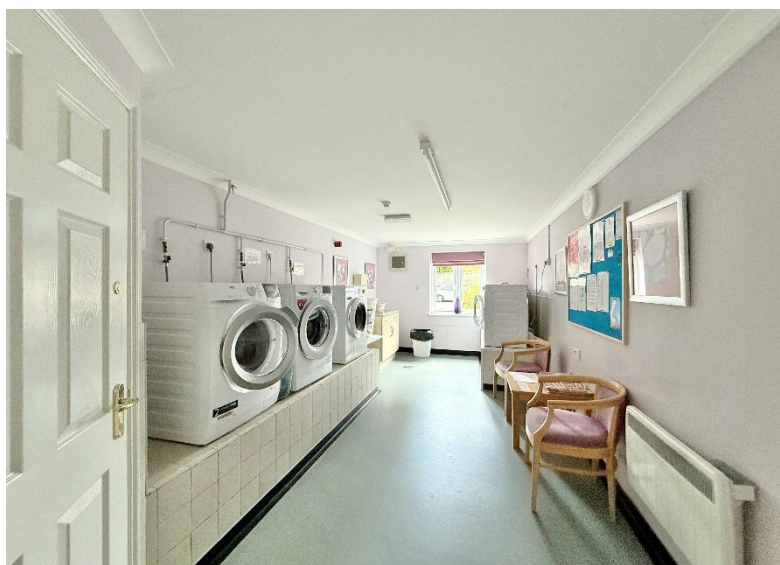
Spacious Bedroom to Rear - 3.28m x 5.11m (10'9" x 16'9")

Shower Room - 2.06m x 1.65m (6'9" x 5'5")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 107 years remaining on the lease, a service charge of approx. £3,900 per annum and a ground rent of approx. £400 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Current council tax band – B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.