

# Barratt Last

## ESTATE AGENTS

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**60 WESTHALL COURT, SHELDON HEATH ROAD, YARDLEY, B26 2DQ**  
**£125,000 - LEASEHOLD**

- Spacious 2nd Floor Apartment in Assisted Living Complex 100% Share.
- Double Glazing & Underfloor Heating
- Beautiful Communal Gardens
- Internal Viewing Strongly Recommended
- 2 Good Size Bedrooms
- On-Site Hairdressers/Dining Room/Common Room/Wellbeing Room
- Secure Parking
- No On-Going Chain

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This is assisted living at its very best for the over 55's. Westhall Court comprises 87 Two bedroomed apartments. Number 60 is situated on the Second Floor and has a pleasant outlook. The property is ready to move in to with fitted carpets, underfloor heating, double glazing, a fully equipped Kitchen, Lounge Area, Two Double Bedrooms and a Wet Room. What's more, within the complex there is a restaurant, communal lounge, hairdressing salon, wellbeing suite, hobbies room, launderette and guest suite, host of social activities, together with a full-time Court Manager Service and care/support available 24/7. To fully appreciate this property and all the services Westhall Court offers, viewing is strongly recommended.

No on-going chain.

## **SECOND FLOOR**

### **Front Entrance/Hallway**

Security intercom entrance, carpet as laid, 2 good size storage cupboards.

### **Open Plan Living/Kitchen Area**

Living Area : 13'10 X 10'7" :

Carpet as laid, double glazed French doors to 'Juliette' balcony giving a pleasant outlook.

Kitchen Area : 9'11" X 9'3" :

Fitted base and wall units, roll edge work surfaces, 1 & a quarter bowl single drainer stainless steel sink , built-in 'Zanussi' oven, cooker hood air extractor fan, ceramic hob unit, fridge-freezer and microwave, complimentary tiled splashbacks.

### **Bedroom 1**

17'1" x 9'10" (5.21m x 3.00m)

Carpet as laid, double glazed window.

### **Bedroom 2**

11'4" x 7'11" (3.45m x 2.41m)

Carpet as laid, double glazed window.

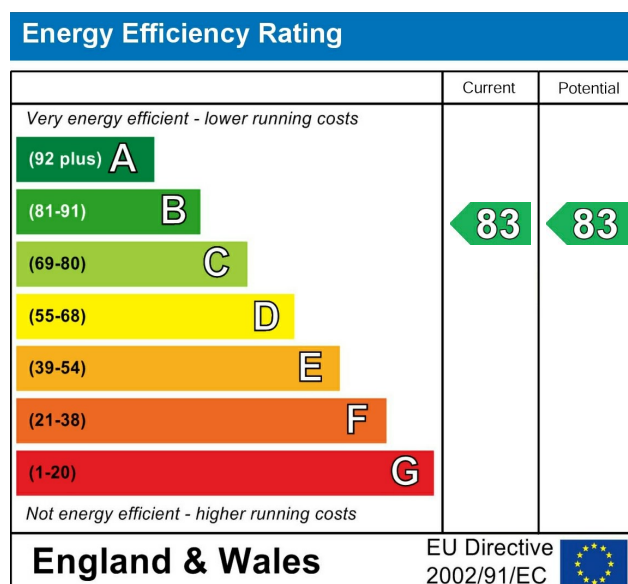
### **Wet Room**

9'9" x 7'4" (2.74m x 2.24m)

Free standing shower area with shower fittings, shower curtain and rail, partially tiles walls, wash hand basin set in vanity unit with store cupboards, low flush W.C.

## **ADDITIONAL INFORMATION**

Tenure - the property is Leasehold with approximately 120 years unexpired. The service charge for 2025/2026 (upcoming year) is £328.30 pcm which includes water rates and the many services Westhall Court has to offer. Prospective purchasers are advised to verify this information by their Legal Representative.



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