



Kingsford Court Ulleries Road, Solihull





## Property Description

Suitable for Over 60's only. Kingsford Court is conveniently situated off Ulleries Road having security gates leading to the driveway with residents' parking bays. There is a selection of local shops situated on Hobs Moat Road and a further selection of shopping facilities can be found on the Coventry Road. There are local bus services providing access to Sheldon, Solihull and Birmingham City Centre. There is a communal entrance door with intercom security system which leads to the communal hallways with access to the communal lounge, laundry service (at an extra cost), weekly cleaning, manager's office, lift and stairs.

## Approach

The property is approached via secure intercom access leading into a communal hallway with lift and stairs to all floors and a door leading into:

## Hallway

Ceiling light point, wall mounted intercom system, central heating radiator, airing cupboard, walk in store cupboard and doors leading to the rest of the property.

## Lounge

18' 7" x 11' 6" ( 5.66m x 3.51m )

UPVC double glazed window to front aspect, ceiling light point, wall lights, fire surround incorporating electric fire, central heating radiator, emergency pull cord and door leading to:

## Kitchen

10' 7" x 7' 11" ( 3.23m x 2.41m )

UPVC double glazed window to front aspect, a range of wall and base units with work surface over, sink and drainer with mixer tap, electric oven and hob with extractor hood over, space and plumbing for washing machine, tiling to splash prone areas, central heating boiler and ceiling light point.

## Bedroom

12' 2" plus wardrobes x 12' 3" plus wardrobe ( 3.71m plus wardrobes x 3.73m plus wardrobe )  
UPVC double glazed window to front aspect, ceiling light point, fitted wardrobes with mirrored sliding doors, central heating radiator, further fitted cupboard and emergency pull cord.

## Wet Room

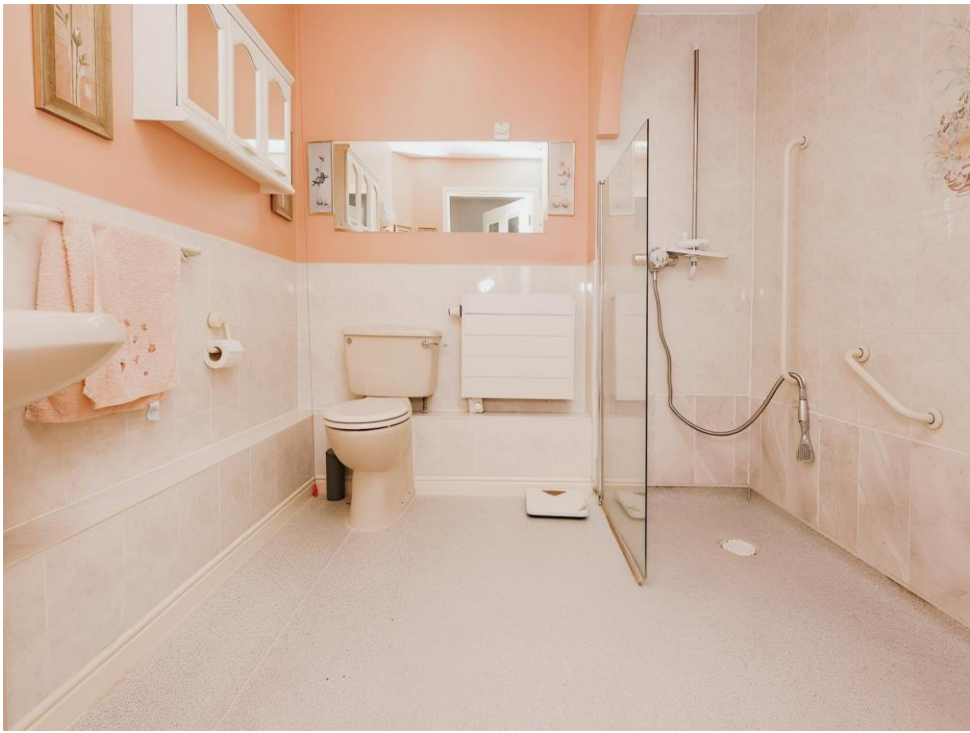
Ceiling light point, walk in shower, wash hand basin, low flush WC, electric radiator, emergency pull cord and part tiled walls.

## Communal Facilities

A wealth of facilities are available which include: an optional restaurant (fee payable), hobbies room, regular social activities and entertainment, and delightful grounds with greenhouse.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: C**

**Tenure: Leasehold**

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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