



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.

## Entrance Hallway

Central heating radiator and two storage cupboards.

## Lounge

14' 2" x 11' 5" ( 4.32m x 3.48m )  
Double glazed window to rear elevation, central heating radiator and electric fire.

## Kitchen

10' 8" x 8' ( 3.25m x 2.44m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, cooker hood, space and plumbing for washing machine, fridge freezer, pantry, central heating radiator and tiling to splash prone areas.



## Bedroom One

15' max x 14' 2" max ( 4.57m max x 4.32m max )  
Double glazed window to rear elevation,  
central heating radiator and fitted wardrobes.

## Wet Room

W.C, wash hand basin, shower over wet room  
floor, central heating radiator and tiling to  
splash prone areas.

## Facilities

Lift access to all levels, lounge, dining room,  
guest suite, hobbies room, landscaped  
gardens and car parking. Secure door entry  
system. Emergency alarm call system.

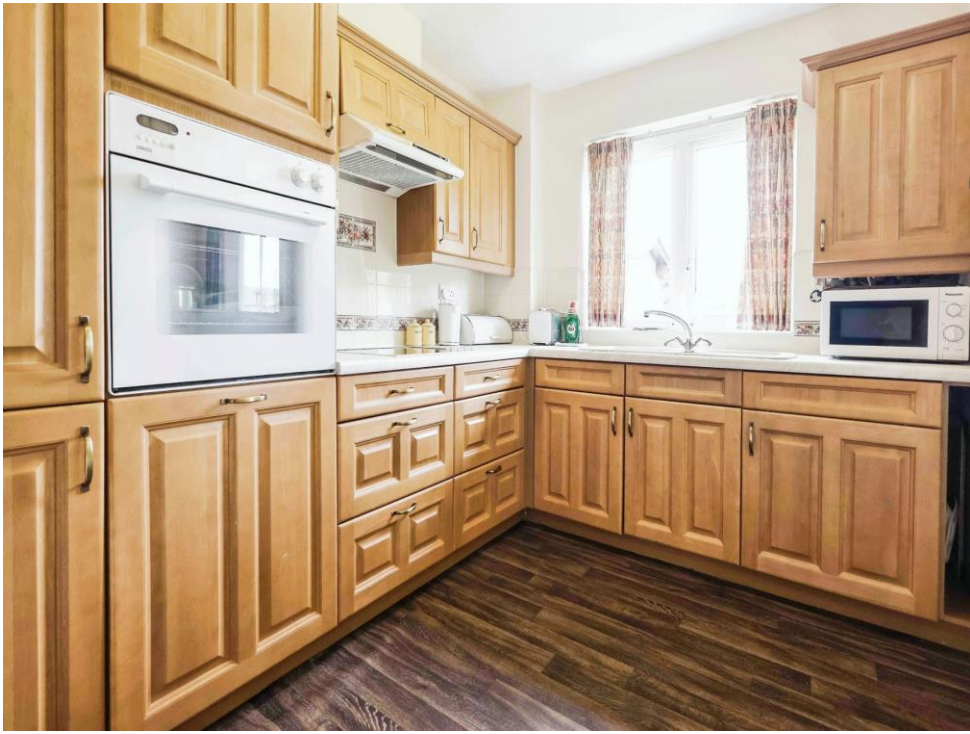
## Accessibility

All areas are wheelchair accessible. Situated  
close to local shops and amenities including  
doctor's surgery, chemist, library and public  
house.

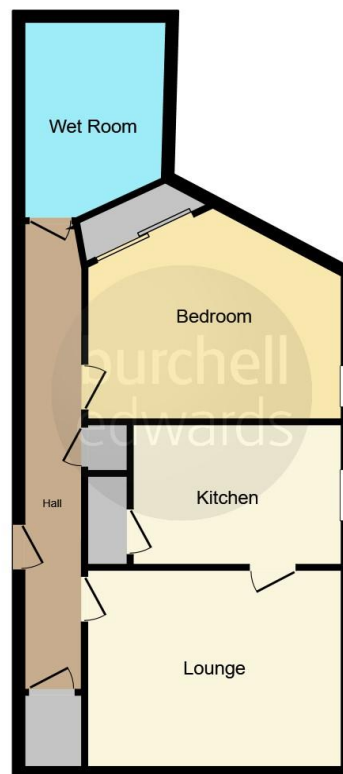
## Lifestyle

Kingsford Court has attractive communal  
areas. The busy social programme includes  
coffee mornings, bingo, quiz nights, cards,  
scrabble, guest speakers and singing groups.  
New Owners are accepted over 60 years of  
age.  
Pets are welcome (subject to terms of the  
lease).









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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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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