



Gracewell Court Stratford Road, Hall Green Birmingham



### Property Description

Two-bedroom apartment suitable for over 55's - located on the first floor with plenty of accessibility, this well presented apartment offers a safe retreat for those seeking tranquility. Step inside a very spacious hallway that flows into the lounge, bathroom, utility room and both double bedrooms. The master bedroom is large in size, features built in wardrobes and also benefits from an en-suite with wc, vanity sink and double shower with storage making for a practical and convenient setting, both bedrooms are gifted with natural light that floods the rooms with the large double glazed windows that are in situated. There is also a separate bathroom complete with double shower, wc and vanity sink with further storage. The large living room provides functionality with its size and TV, Internet access points and multiple wall sockets allow for ease of communication and entertainment, furthermore at the rear of the living room are two double UPVC doors that open up to a beautiful and peaceful garden setting with private views due to it having a juliet balcony. The kitchen is fully fitted with integrated appliances which are all electric and include electric cooker, combi grill, electric hob and built in fridge-freezer. Parking is also secure and is situated at the rear of the property away from the road.

### Entrance Hallway

Central heating radiator and intercom system.

### Lounge

17' 4" x 11' 2" ( 5.28m x 3.40m )  
Double glazed double doors out to juliet balcony and electric fireplace.

### Kitchen

8' 6" x 5' 7" ( 2.59m x 1.70m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, built in appliances, electric cooker, combi grill, electric hob and fridge freezer.

### Utility Room

5' 3" x 2' 3" ( 1.60m x 0.69m )  
Central heating boiler and consumer board.



## Bedroom One

15' 4" x 9' 6" ( 4.67m x 2.90m )

Double glazed window to rear elevation, central heating radiator and fitted wardrobes with mirrored doors.

## En-Suite

Double electric shower, W.C and wash hand basin with vanity storage.

## Bedroom Two

10' 9" x 8' 8" ( 3.28m x 2.64m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double shower, W.C, wash hand basin with vanity storage and heated fan.









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**EPC Rating: C**

Tenure: Leasehold

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