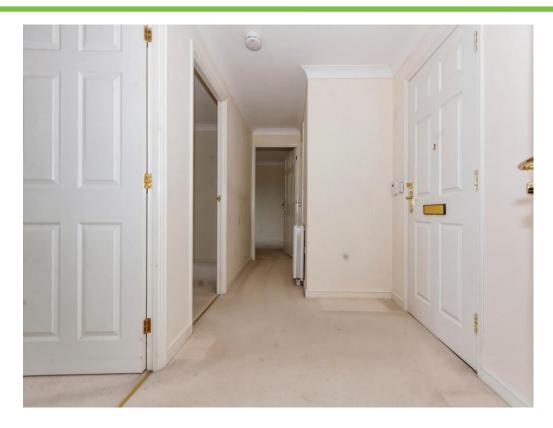


Gracewell Court Stratford Road, Hall Green Birmingham





# **Property Description**

Two-bedroom apartment suitable for over 55's located on the first floor with plenty of accessibilty, 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" (  $1.60\mbox{m}$  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.



















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

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