



**Gracewell Court Stratford Road, Hall Green Birmingham B28  
9ET**

**welcome to**

## **Gracewell Court Stratford Road, Hall Green Birmingham**

A well-presented, second floor retirement apartment located in the popular Gracewell Court on Stratford Road. This thoughtfully designed home offers spacious living, a modern shower room, and a comfortable layout ideal for independent retirement living within a friendly community.

### **Entrance Hall**

Airing cupboard housing electric boiler, ceiling light point and doors to all rooms.

### **Lounge**

17' 2" x 11' 2" ( 5.23m x 3.40m )

Double glazed French doors to rear with Juliet balcony, electric fireplace, electric radiator, two ceiling light points and double doors to kitchen.

### **Kitchen**

8' 6" x 5' 9" ( 2.59m x 1.75m )

Double glazed window to rear, wall, base and drawer units, rolled edge work surface, stainless steel sink and drainer with mixer tap, tiled to splash back, electric hob, oven and extractor fan, integrated fridge freezer and ceiling strip light.

### **Bedroom**

12' 3" x 10' 9" ( 3.73m x 3.28m )

Double glazed window to rear, built-in wardrobes, ceiling light point and electric heater.

### **Bathroom**

Vanity sink, extractor fan, shower cubicle, low level wc, tiled walls, heated towel rail, wall light point and heater.

### **Communal Areas**

Communal lounge, laundry room and gardens

### **Agents Note**

For leasehold information, please contact Shipways





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welcome to

## Gracewell Court Stratford Road, Hall Green Birmingham

- NO CHAIN
- Prime location close to amenities
- Retirement Apartment
- Elevator access
- Secure communal entrance

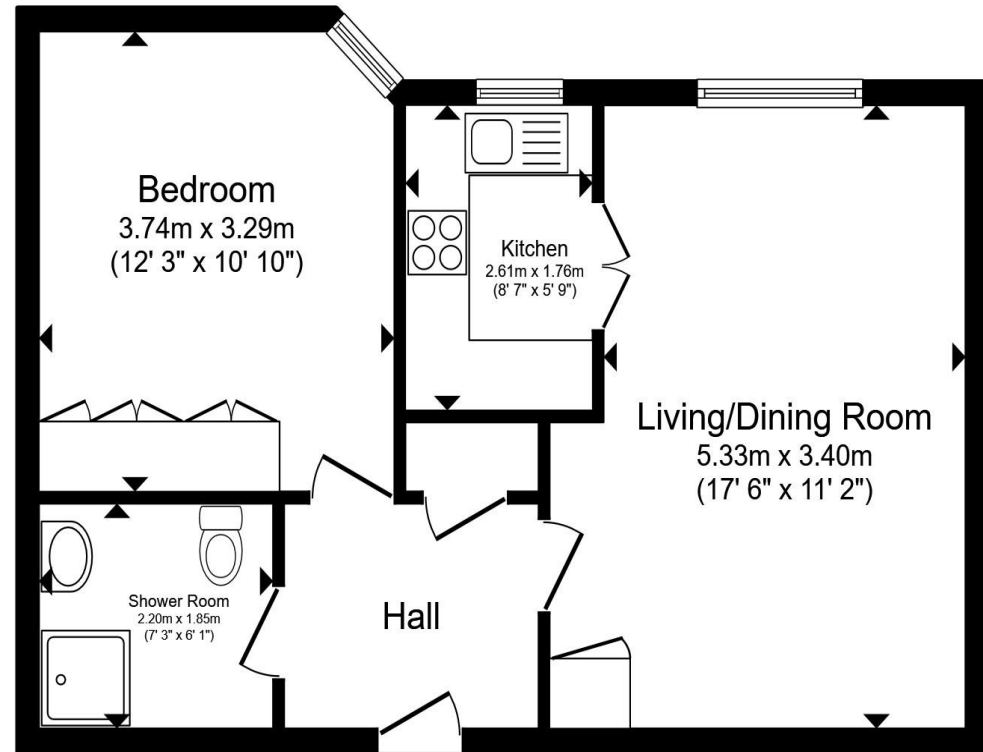
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£70,000**



Total floor area 48.3 m<sup>2</sup> (520 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SLY112404 - 0007

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