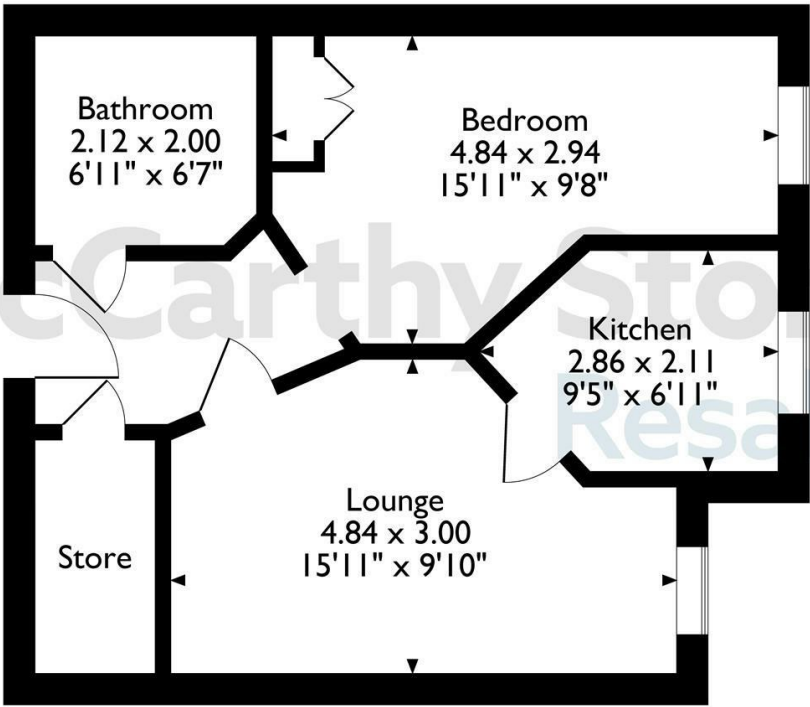
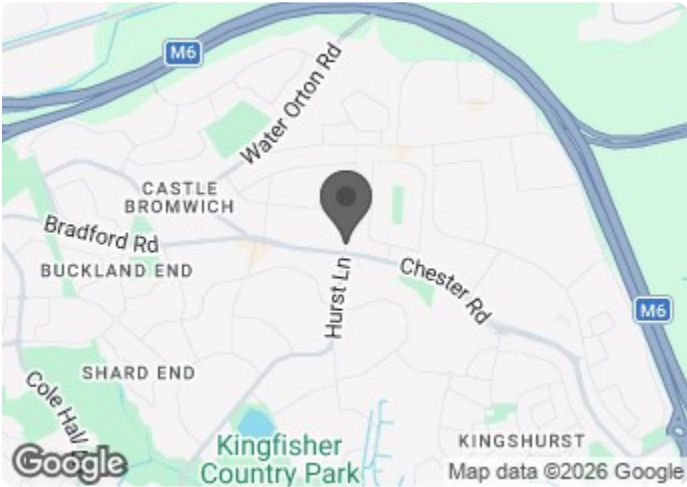


Henshaw Court, Apartment 39, 295, Chester Road, Birmingham, West Midlands
Approximate Gross Internal Area
41 Sq M/441 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8698643/DST.

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for any purpose is strictly prohibited.

39 Henshaw Court

Chester Road, Birmingham, B36 0JQ



Asking price £135,000 Leasehold

An immaculately presented one-bedroom retirement apartment, exclusively for the over-60s, situated on the second floor of the highly regarded Henshaw Court development. Beautifully maintained throughout, this bright and welcoming home benefits from newly fitted carpets, creating a fresh, modern feel and allowing a purchaser to move straight in with minimal effort.

The apartment offers well-proportioned accommodation designed for comfortable, low-maintenance living, making it an ideal choice for those seeking an independent lifestyle within a secure and friendly retirement community. Residents of Henshaw Court enjoy access to a range of communal facilities and the peace of mind that comes with a professionally managed development, all conveniently located close to local amenities and transport links.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Henshaw Court, Chester Road, Castle Bromwich, Birmingham, West Midlands, B36

Henshaw Court

Henshaw Court is a McCarthy & Stone Retirement Living development made up of 43 one and two bedroom apartments specifically designed for the over 60's. The development sits on Chester Road, in Castle Bromwich. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. Henshaw Court has two reading rooms placed on the first and second floor (served by a lift) with balconies to both. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.



It is a condition of purchase that residents must meet the age requirement of 60 years of age or over. However if a couple one partner can be over 55 if the other over 60.

Entrance hall

A solid wood front door with spy hole and letter box opens into the hallway. There is a door to a walk in storage cupboard. All other doors leading to the living room, bedroom, and the shower room.

Living room

The living room has the benefit of a double glazed large feature window with pleasant outlook. There's a TV point with Sky+ connectivity. Telephone point. Power points. Two ceiling light points. An oak effect part glazed door leads into the separate kitchen.

Kitchen

A modern and well presented fully fitted kitchen with integrated appliances, tiled floor and splash back. Integrated fridge and freezer. Built in Hotpoint oven with side opening door, with space for a microwave in the alcove above. Four ringed induction hob with extractor hood over. The stainless steel sink, with drainer and mixer tap, sits beneath a double glazed window with roller blind. There are a range of base and wall units. Kick heater. Tiled Floor.

Bedroom

A bright and neutrally decorated double



1 bed | £135,000

bedroom with a large feature double glazed window. TV and telephone points. A range of power sockets. Built in wardrobe with mirrored sliding doors. Ceiling light fitting.

Shower room

This fully tiled modern fitted suite comprises; walk in level access double width shower unit with glass screen and safety grab rails, WC, vanity unit with wash hand basin inset and a fitted mirror above. Heated towel rail.

Service charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £2,707.04 for the financial year ending 31st March 2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Ownership details

Lease: 125 years from 1st June 2013
Ground Rent: £425 per annum
Ground Rent Review Date: June 2028

Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

