



**Connells**

Queensridge Court Queensway  
OLDBURY

Property Description

Situated on the third floor of the sought-after Queens Ridge Court development in Oldbury, this well-maintained retirement apartment offers comfortable and secure living exclusively for the over 55s. Offered with no upward chain, the property presents an ideal opportunity for those seeking a peaceful and low-maintenance lifestyle.

The accommodation is thoughtfully arranged and benefits from a bright and welcoming atmosphere throughout. Residents can enjoy access to a shared entertainment and communal lounge area, perfect for socialising with neighbours and taking part in community activities.

Further benefits The car parks is for residents and registered visitors only, lift access to all floors, secure entry system, and beautifully maintained communal areas.

Conveniently located close to local amenities, transport links, and shopping facilities, this attractive apartment combines independence with a strong sense of community.

Entrance Hall

Doors to front, telephone intercom system and two storage cupboards.

Open Plan Lounge/Kitchen

24' 7" x 10' 7" ( 7.49m x 3.23m )

Wall and base units, sink/drainer integrated into work surface, integrated electric oven, and hob with Cooker hood over, plumbing for washing machine, with double glazed patio doors to Juliet balcony.

Bedroom One

16' 7" x 9' 3" ( 5.05m x 2.82m )

Double glazed window and door into en-suite.

Bedroom Two

11' x 8' 5" ( 3.35m x 2.57m )

Double glazed window.

Bathroom

Shower, wash hand basin, low level WC and heated towel rail. Access can be found from the hallway and from the master bedroom.







To view this property please contact Connells on

**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
OLDBURY B69 4EB

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
1597.16

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD313231](https://connells.co.uk/Property/OLD313231)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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