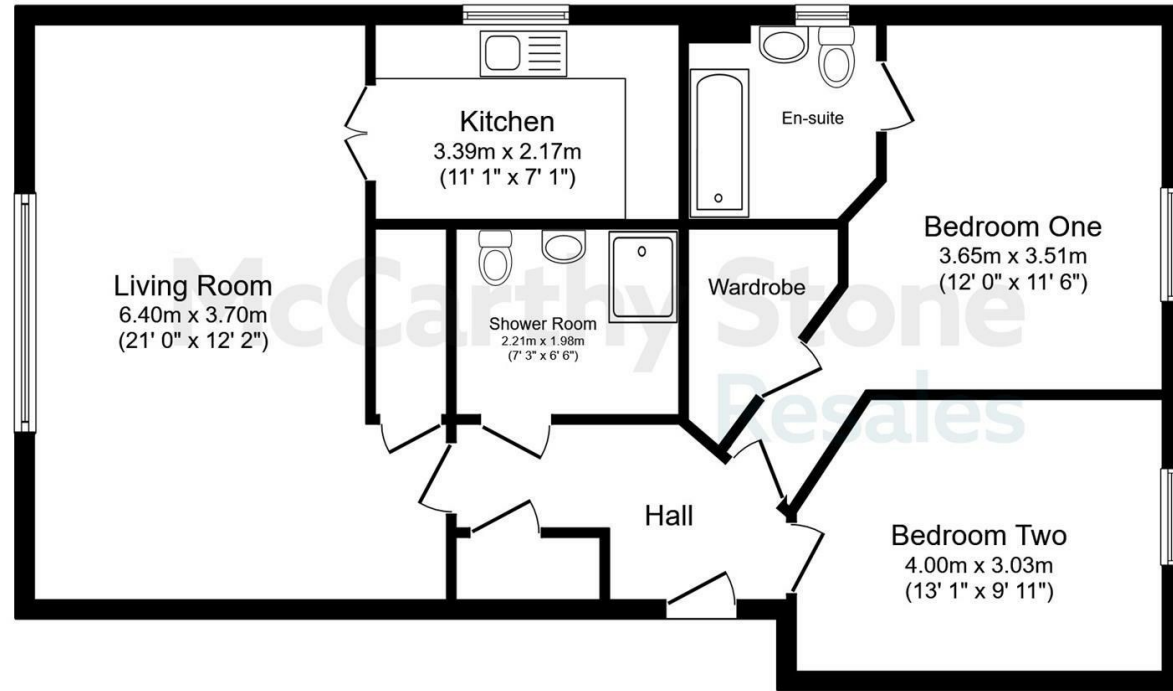


29 Kilhendre Court

43 Broadway North, Walsall, WS1 2QJ



Total floor area 83.7 sq.m. (901 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.focalagent.com

Council Tax Band: D



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		

Asking price £180,000 Leasehold

A spacious and well-appointed two-bedroom retirement apartment, designed exclusively for the over 60s and ideally situated within easy reach of local amenities.

The property offers generous and thoughtfully arranged accommodation, featuring a bright and welcoming lounge/dining room with attractive views, providing an ideal space for both relaxing and entertaining. The fitted kitchen is well-equipped with a range of integrated appliances, offering both style and practicality.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and a private en-suite bathroom. The second double bedroom is equally spacious and is served by an additional modern shower room located off the hallway.

This appealing apartment provides comfortable, low-maintenance living within a convenient and well-connected location, perfect for those seeking an independent retirement lifestyle.

Call us on 0345 556 4104 to find out more.

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

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Kilhendre Court, 43 Broadway North, Walsall

Kilhendre Court

Kilhendre Court is set in a beautiful location overlooking the Arboretum designed by market leaders McCarthy & Stone exclusively for the over 60s. This Retirement Living development gives you the best of both worlds. You have the benefit of owning your own home, free from worries about external maintenance or gardening. For further peace of mind there's a door entry system linked to your TV, so you can see who's there before letting anyone in, an intruder alarm and a 24 hour emergency call system, giving assistance whenever you need it.

This developments has everything you need to get on with a full and active life. There's private car parking on-site, as well as a homeowners lounge and landscaped gardens where you can enjoy the company of friends and family. There's even a guest suite with TV and tea and coffee making facilities so you can invite your friends and family to come and stay (subject to availability and usually for a fee around £25 per night). Nearby, homeowners can enjoy Walsall town centre that boasts a variety of shops, restaurants and cafés. There's a wide selection of retail, including Saddlers Shopping Centre, which includes over 40 stores across two floors.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Entrance Hall

A solid wood front door with spy hole and letter box opens into the spacious and welcoming entrance hallway. Having a wall mounted emergency speech module. Ceiling light points. Power sockets. Doors to storage cupboard. All other doors lead to the living room, bedrooms and the shower room.



Living Room

A well-proportioned and inviting living room, enjoying a pleasant outlook and offering ample space for both comfortable seating and a dedicated dining area, making it ideal for everyday living as well as entertaining.

The room is fitted with two ceiling light points, ensuring excellent illumination throughout, along with conveniently positioned raised electric power sockets for ease of use. There are also TV and telephone points in place, providing practical connectivity. Partially glazed double doors lead through to a separate kitchen, allowing natural light to flow between the spaces while maintaining the option for separation when desired.

Kitchen

A well-appointed and functional kitchen, fitted with a range of integrated appliances including a fridge/freezer and dishwasher for added convenience. The kitchen features a four-ring hob with a tiled splash back and an extractor hood above, along with a built-in electric oven complemented by space for a microwave above.

A stainless steel sink with drainer and mixer tap is ideally situated beneath a large double glazed window, allowing for plenty of natural light while offering a pleasant outlook. The layout is both practical and efficient, making it well-suited to everyday use.

Principal Bedroom

A well-proportioned principal bedroom, offering a comfortable retreat. The room benefits from a double glazed window, allowing for plenty of natural light.

There is a central ceiling light fitting, along with conveniently positioned power points and a telephone point to suit modern living requirements. A door leads through to a useful walk-in wardrobe, providing excellent storage space and enhancing the practicality of the room.

Having the added luxury of a bathroom ensuite.

Bathroom Ensuite

A stylish and fully tiled en-suite bathroom, fitted with a contemporary suite comprising a paneled bath with shower over, low level WC and a wash hand basin set within a vanity unit providing useful storage.

The space is enhanced by modern fixtures and fittings, including a wall-mounted mirror, shaver point, and heated towel rail for added comfort. Well-lit and easy to maintain, the en-suite offers both practicality and a clean, modern finish.



2 bed | £180,000

Bedroom Two

A well-proportioned second double bedroom, offering a versatile space suitable for guests, a home office, or additional living accommodation. The room benefits from a double glazed window, allowing for plenty of natural light and creating a bright and welcoming atmosphere.

Finished with a central ceiling light fitting and conveniently positioned power points, the bedroom is both comfortable and practical, making it an ideal addition to the apartment.

Shower Room

A fully tiled shower room located off the hallway comprising; shower cubicle with sliding door; WC; Wash hand basin with mirror and shaver point above. Heated towel rail. Emergency pull cord.

Ground Rent

Annual fee - £425

Lease Information

Lease Length: 125 years from the 1st June 2015

Ground Rent: £495

Ground Rent Review: 6/1/2030

Service Charge (breakdown)

- 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 Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,851.41 per annum (for financial year ending 30/09/2026).

Parking Permit Scheme-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.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

