



**Ashford Court, Walmley Road, Sutton Coldfield**

**Sutton Coldfield**

**£100,000**



**Property Type:** Retirement

**Bedrooms:** 1 | **Bathrooms:** 1 | **Receptions:** 1

Designed exclusively for the over 60s, this one bedroom, ground floor apartment located in Ashford Court on Walmley Road in Sutton Coldfield, is more than just a place to live - it's a welcoming community where you can enjoy your independence with the comfort of knowing everything is close by.

- Property Reference: EH1029
- Ground Floor Apartment - Exclusive Over 60s Retirement Community
- Vibrant Retirement Lifestyle with Regular Social Events and Activities - Bingo, Coffee Afternoons, Exercise Classes and Fish & Chip Fridays
- Prime Position in the Heart of Walmley Village
- Independent Living with Added Security - 24/7 Emergency Pull Cords & Secure Intercom System
- Large Double Bedroom with Fitted Wardrobes
- Private Courtyard Garden, Beautiful Communal Grounds and Access to Bowling Green
- Supermarket, Healthcare & Transport Right Across the Road
- Accessible Wet Room
- Unallocated Residents Parking to the Rear



**Council Tax Band: C Tenure: Leasehold**

Designed exclusively for the over 60s, this well-presented one bedroom, ground floor apartment in Ashford Court, Walmley Road, offers more than just a place to live - it's a welcoming community where you can enjoy your independence with the comfort of knowing everything you need is close by.

The apartment offers a thoughtfully designed layout, with a welcoming entrance hall leading to a bright and spacious lounge, creating the perfect place to relax. The fitted kitchen is conveniently positioned, while the generous double bedroom benefits from fitted wardrobes. Completing the accommodation is a modern easy-access wet room, designed with comfort and practicality in mind.

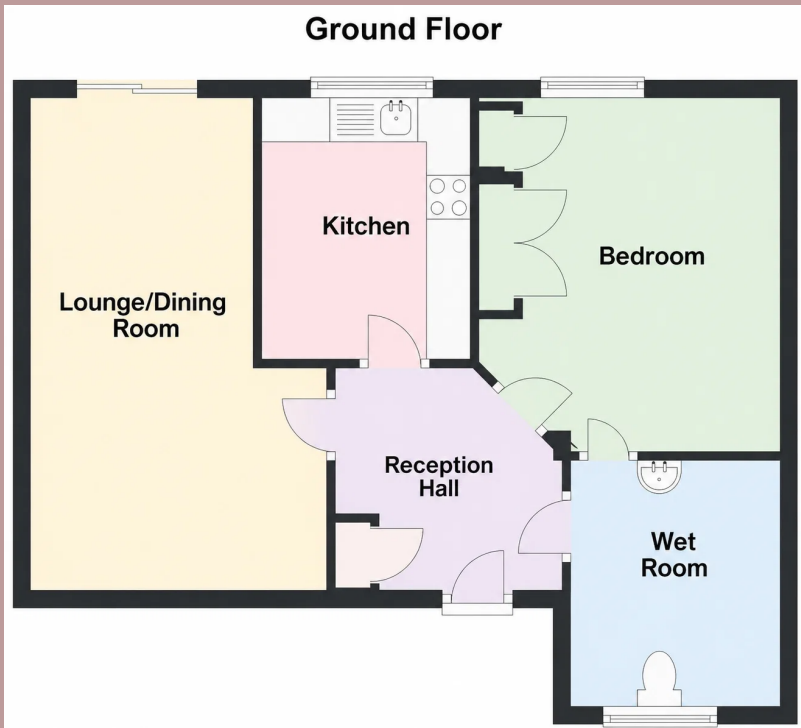
Further benefits include recently fitted windows, a private courtyard garden with access to beautifully maintained communal gardens, unallocated residents' parking to the rear, a secure intercom entry system and a 24-hour emergency pull cord service for added peace of mind.

Life at Ashford Court is as social or as relaxed as you choose. Residents can enjoy regular coffee mornings, bingo, fish & chip nights and exercise classes, alongside excellent communal facilities including a residents' lounge, library, communal kitchen and laundry room. Beautifully maintained communal gardens and access to a bowling green provide further opportunities to relax and socialise.

With Walmley Village directly opposite, shops, supermarkets, healthcare facilities and excellent transport links are all just a short stroll away, making everyday living exceptionally convenient.

Combining comfortable, low-maintenance living with an active and friendly community, this is a fantastic opportunity to enjoy an independent lifestyle in one of Sutton Coldfield's most sought-after locations.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 