



Kingsford Court Ulleries Road  
Solihull

burchell  
edwards



## Property Description

Ground floor retirement apartment consisting of: communal entrance with facilities including communal lounge, entrance hallway, lounge diner, fitted kitchen, shower room, one double bedroom, parking and guest parking.

Kingsford Court is conveniently situated off Ulleries Road having security gates leading to the driveway with residents' parking bays. There is a selection of local shops situated on Hobs Moat Road and a further selection of shopping facilities can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store. There are local bus services providing access to Sheldon, Solihull and Birmingham City Centre. There is a communal entrance door with intercom security system which leads to the communal hallways with access to the communal lounge, manager's office, lift and stairs.

## Entrance Hallway

Emergency alarm, storage cupboard, electric radiator.

## Cloakroom

7' 4" x 4' 2" ( 2.24m x 1.27m )  
Electric switch and storage.

## Lounge

14' 2" x 11' 6" ( 4.32m x 3.51m )  
Double glazed window to rear elevation, electric built in fire place, electric radiator, wall mounted lights.

## Kitchen

8' 1" x 10' 8" wall to wall ( 2.46m x 3.25m wall to wall )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating boiler housed, fitted electric oven and induction hob, fridge freezer, electric radiator.

## Bathroom

Wet room style. freestanding shower, electric radiator, W.C, wash hand basin.

## Bedroom

.12' 3" x 10' 8" ( 3.73m x 3.25m )  
Double glazed window to rear elevation, electric radiator, fitted wardrobes,









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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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