



Ashford Court, Walmley Road,
Sutton Coldfield, B76 1QN

£90,000

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Exclusive Retirement Living designed for the over 60's set within the heart of Walmley Village.

Varied shops and amenities available a short distance away along with regular transport links.

Apartment accessed via communal hallway to private entrance door and internal inspection reveals reception hall with storage areas, spacious lounge/dining room with patio doors leading to a private paved patio area, modern kitchen/breakfast room with an array of fitted units, generous sized bedroom with fitted wardrobes and a Juliet bathroom in a coloured suite which can be accessed via bedroom as well as from reception hall.

Well-tended landscaped communal gardens surround the property which also benefits from Resident Warden, emergency pull cords and secure intercom system.

Offered for sale with no upward chain internal viewing is highly recommended.





Property Specification

GROUND FLOOR RETIREMENT APARTMENT
SPACIOUS LOUNGE/DINING ROOM
KITCHEN
GENEROUS SIZED BEDROOM
WET ROOM

Reception Hall 2.52m (8'3") x 2.35m (7'9")

Kitchen 2.97m (9'9") x 2.39m (7'10")

Lounge/Dining Room 5.46m (17'11") x 3.37m (11'1")

Bedroom 4.03m (13'3") max x 3.43m (11'3")

Wet Room 2.79m (9'2") x 2.24m (7'4")

Agent's Note:

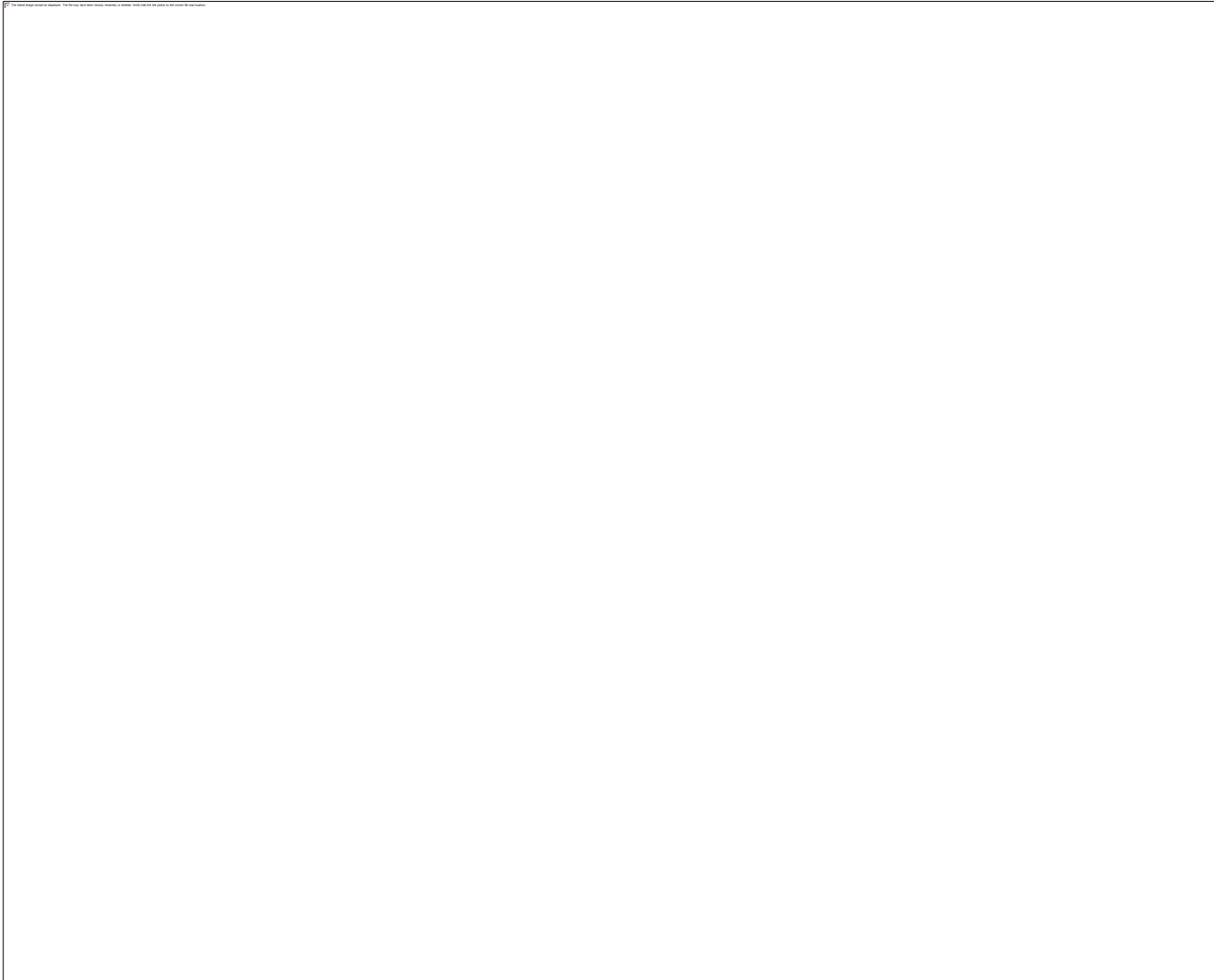
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 21st January 2022

Viewer's Note:

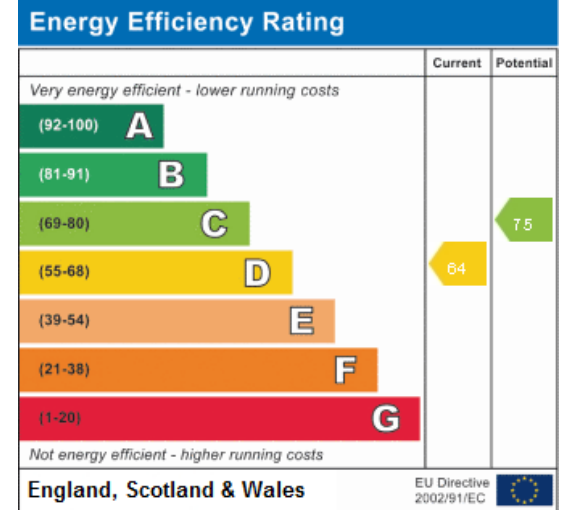
Services connected: Mains electricity, water & drainage
Council tax band: C
Tenure: Leasehold 100 year lease from December, 1988
Ground Rent: £200 per annum
Service Charge: £3,290 per annum
Restrictions: Minimum age of 60 years

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location

