

137 New Road, Rubery, Birmingham, B45 9JR  
Tel: 0121 453 6880  
Fax: 0121 453 6935



**36 Beeches Court  
Ashill Road  
Rednal  
Birmingham  
B45 9YB**

**Offers Over £90,000**

**Over 60's Retirement Flat  
Ground Floor  
Two Bedrooms  
Lounge/Diner  
Kitchen  
Bathroom  
Residents Lounge  
Communal Gardens  
Resident & Visitors Parking  
Leasehold**

**GORDON JONES ARE PLEASED TO PRESENT THIS TWO BEDROOM OVER 60'S RETIREMENT FLAT IN A GREAT LOCATION CLOSE TO ALL AMENITIES.**

This Ground Floor Apartment is situated in Rednal conveniently located for all local amenities including shops, Supermarkets, post office and bus stop outside the property. This retirement development offers Resident manager, 24-hour careline alarm pull-cord service, residents lounge, laundry room, communal gardens and resident & visitors carpark.

\*\*\*\*\*VIEWING BY APPOINTMENT ONLY\*\*\*\*\*



The Apartment is located on the Ground floor easily accessible from resident and visitor's car park to side and rear of the building. This flat is the first on the right-hand side of the corridor. It also has a door leading out from the lounge out to a small side garden laid to lawn with shrub border which is ideal to sit outside on nice day as well as having the communal gardens to enjoy.

**HALLWAY**  
**13'10" x 5'07" (max) 3'0" (min)**  
**4.2m x 1.70m (max) 0.91m (min)**  
Welcoming hallway with storage cupboard housing consumer unit and water tank. Electric wall heater. Doors to.

**BATHROOM**  
**5'06" x 6'9" 1.67m x 2.05m**  
Panelled bath with shower over pedestal wash basin with taps. Low level W.C. Wall mounted electric heater and extractor fan.

**LOUNGE/DINER**  
**18'10 x 11'02" (max) 8'09" (min)**  
**5.74m x 3.40m (max) 2.66m (min)**  
Wooden double-glazed window and door

to side elevation leading out to small garden area. Wooden fire surround housing electric fire. Electric wall heater. Doors to.

**KITCHEN**  
**8'11" x 5'8" 2.71m x 1.72**  
Range of wall, base and drawer units. Electric hob with extractor above, built-in oven. Stainless steel sink unit with taps, space for under counter fridge and freezer. Double glazed wooden framed window to side elevation.

**BEDROOM ONE**  
**9'02" x 15'06" (to wardrobes).**  
**2.79m x 4.72m (to Wardrobes).**  
Fitted Mirrored Wardrobes, two wooden framed double-glazed windows to side and rear elevation. Electric wall heater.

**BEDROOM TWO**

**11'03" (max) 9'04" (min) x 8'08"**  
**3.42m (max) 2.84 (min) x 2.64m**  
Wooden framed Double-glazed window to side elevation. Electric wall heater.

**All floors are serviced by Lift & Stairs. There are a security door entry system and care-line alarm pull-system and resident manager. There are also a laundry room and communal lounge which opens to beautiful gardens.**

**Leasehold: 125 Years from 01 April 1999.**  
**98 Years remaining.**  
**Service Charge £2,548.48 per half Year.**  
**Ground Rent £376.96 per half year**

**EPC RATING – C**  
**COUNCIL TAX BAND – C**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

## Ground Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



Total area: approx. 58.5 sq. metres (629.5 sq. feet)

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.