

Oak Tree Court, Pembroke Way, Birmingham

burchell edwards

Oak Tree Court, Pembroke Way, Birmingham, B28 9EX

for sale offers over **£90,000**







Property Description

Situated within the highly regarded Oak Tree Court development, this well-presented two-bedroom ground floor apartment offers comfortable and convenient living exclusively for the over 55's.

The accommodation comprises a welcoming lounge/dining room, a fitted kitchen, two well-proportioned bedrooms, a shower room and ample storage throughout.

Oak Tree Court enjoys a convenient location on the borders of Shirley, within walking distance of a range of local shops and amenities, including Tesco supermarket.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Residents benefit from an intercom entry system, communal parking and a wealth of on-site facilities including a residents' lounge, laundry room, games room and library., and a well maintained garden area.

The development also fosters a strong sense of community, with regular social events and afternoon teas, making this an excellent opportunity for those seeking an independent lifestyle within a friendly and welcoming environment.

Approach

The property is approached via a block paved pathway leading to the secure entrance door where the intercom system is located. There is a communal waiting area where the scheme manager's office is located. Approach to the apartment is via a wooden main entrance door giving access to:

Reception Hallway

Electric storage heater, security intercom and fire alarm control and fire detection system, built-in storage cupboard and doors off to lounge, two bedrooms and shower room.

Lounge

19' 4" x 17' 5" (5.89m x 5.31m)
UPVC double glazed windows to facing the garden area, emergency pull cord, ceiling light point, electric storage heater, electric fire with wooden surround. Fire detection system.

Kitchen

8' 3" x 7' 5" (2.51m x 2.26m)
A range of wall and base units, wood effect work surfaces incorporating stainless steel sink and drainer unit with mixer tap, fittings for electric cooker, tall fridge freezer and under counter freezer. UPVC double glazed window to side elevation, ceiling light point and tiling to splashback areas. Fire detection system.

Bedroom One

13' 8" x 8' 2" (4.17m x 2.49m)
UPVC double glazed window facing garden area, emergency pull cord, ceiling light point, power points and built-in wardrobes. Fire detection system.

Bedroom Two

.13' 11" x 6' 2" (4.24m x 1.88m)

UPVC double glazed window to facing the garden area, ceiling light point, electric heater and power points. Currently used as an office with two large storage units which can be removed to return to bedroom. Fire detection system.

Shower Room

7' 3" x 5' 6" (2.21m x 1.68m)
Suite comprising shower cubicle incorporating power shower, pedestal wash hand basin and comfort style WC with low level flush, ceiling light point, extractor fan, heated towel rail and wall mounted downward facing heater.

Storage In Hallway

One store cupboard with RCD consumer unit (installed in 2022) and built in shelves.

Second storage cupboard with shelving and water heater

Electric meters accessed from communal corridor.

Agent Note

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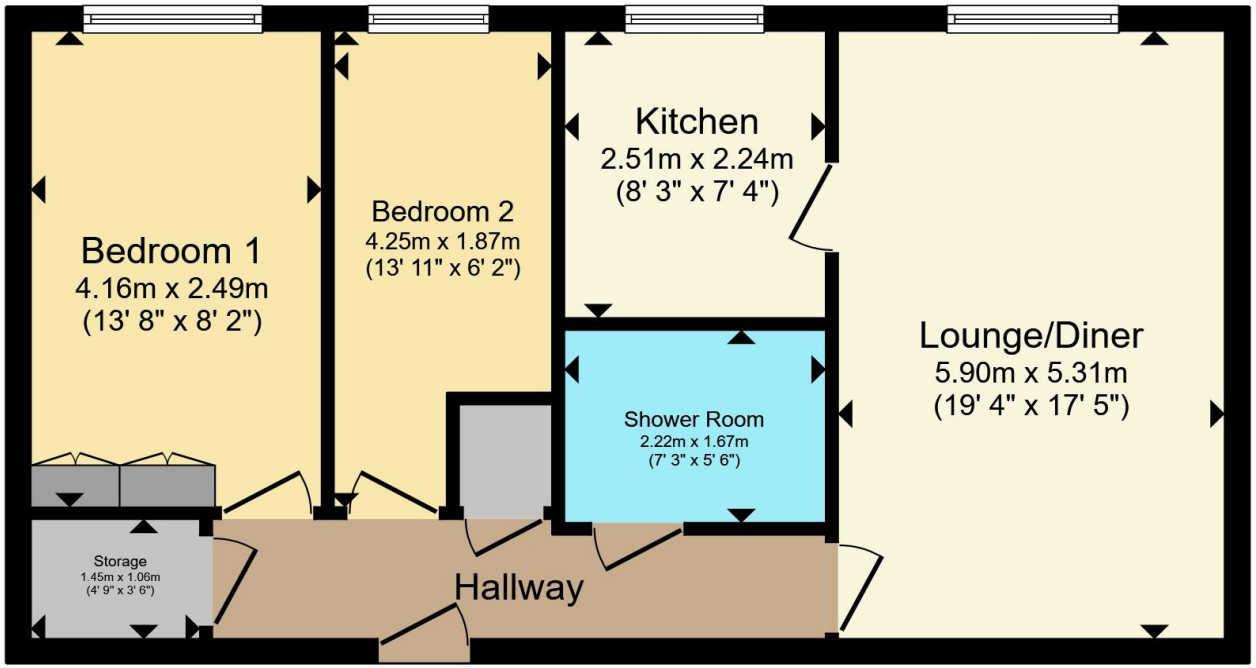









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Ground Floor

Total floor area 54.2 m² (584 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.propertybox.io

To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
SOLIHULL B90 3AU

EPC Rating: E

Council Tax Band: C

Service Charge: 3480.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHI209428

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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