

Cottons

CHARTERED SURVEYORS

73 Goldfield Court Dartmouth Street,
West Bromwich, B70 8GH

50% Shared Ownership
£52,500



- Second Floor Retirement Apartment for Over 55s.
- Two Double Bedrooms
- Wet Room with WC
- EPC Rating: B
- Open Plan Living Dining Kitchen
- 50% Shared Ownership

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A SPACIOUS and MODERN TWO BEDROOM retirement apartment for OVER 55s in a DESIRABLE DEVELOPMENT near West Bromwich Town Centre.

Benefiting from uPVC double glazed windows and centralised communal heating system, this ideal downsize or retirement move comprises hallway, open plan living dining kitchen, two double bedrooms and wet room with WC. With secure communal areas, lift, residents parking, communal gardens and on-site facilities.

Offered with NO UPWARD CHAIN.

Council Tax Band

A

EPC Rating

B

ACCOMMODATION

Location

The property is set back off the main road in a development off Dartmouth Street, adjacent to Chapman Way to the west and Oak Lane to the south, in a residential location, conveniently situated circa;

- 650 metres from West Bromwich Town Centre.
- 0.8 miles from Sandwell & Dudley Train Station.
- 0.9 miles from Sandwell General Hospital.
- 5.3 miles from Birmingham City Centre.

Description

A modern second floor retirement apartment for over 55s set within a three-storey purpose-built development constructed circa. 2012.

Providing well laid out accommodation in a well-presented condition throughout. All external windows are uPVC frames with sealed double-glazed units and the property has under floor heating supplied by a centralised communal gas central heating system.

Accommodation

Please Refer to Floor Plan for Room Measurements.

Apartment

Hallway, Open Plan Living Room / Kitchen, Bedroom One (Double), Wet Room having Shower Area, Wash Basin and WC, Bedroom Two (Double).

Communal Areas

Hallways, Stairs, Lifts, Laundry Room, Lounge, Hair Salon, Activity Room, Guest Suite, Buggy Store and Landscaped Gardens.

Parking

With residents and visitor parking area.

Extra Care Service

The development has the optional Extra Care service providing 24/7 tailored care if and when you need it.

Lease Term

125 years from 1st January 2012

Service Charges and Rent

The development is managed by Housing 21.

The service/support and utility charge is £366.77pcm for the period 1st April 2026 to 31st March 2027.

These charges **include** hot water and heating.

The rent for the period 1st April 2026 to 31st March 2027 is £278.29pcm.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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73 Goldfield Court

Approximate Gross Internal Area = 64.4 sq m / 693 sq ft

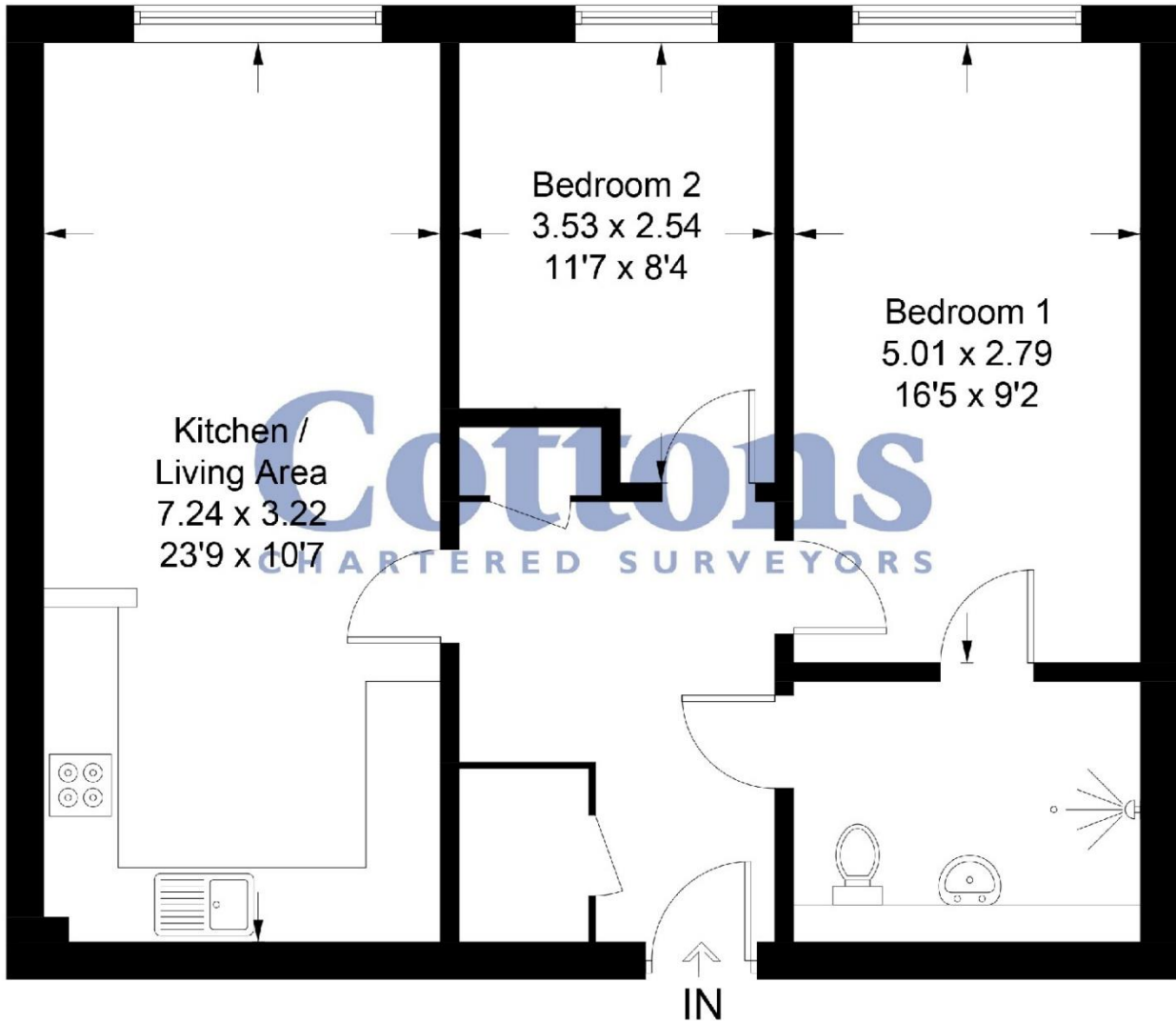


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This plan is for illustration purposes only and may not be to scale or representative of the property.