



**Flat 67 Rivendell Court Stratford Road, Hall Green,
Birmingham B28 8AT**

welcome to

Rivendell Court Stratford Road, Hall Green Birmingham

A well-presented two-bedroom apartment in the sought-after Rivendell Court over-60s development in Hall Green, Birmingham. This thoughtfully laid-out property offers comfortable, low-maintenance living with access to communal facilities and local amenities.

Agent Note

The Council Tax Band is C. The lease term is 125 years from 1 May 1999.

Entrance Hall

Understairs storage.

Lounge/ Dining Room

17' 11" x 11' 1" (5.46m x 3.38m)

Double doors to car park, storage heater, electric fire carpet and door to kitchen.



Kitchen

9' x 5' 10" (2.74m x 1.78m)

Double glazed window to rear, fitted kitchen with a range of wall and base unites with work surfaces over, under counter fridge space, space for washing machine, electric oven and hob.



Bedroom One

17' 6" Max x 9' 3" (5.33m Max x 2.82m)

Double glazed windows to rear and side, storage heater, built in wardrobe and carpet.

Bedroom Two

14' 2" x 8' 9" Max (4.32m x 2.67m Max)

Double glazed window to rear, storage heater, built in wardrobes and carpet.



view this property online shipways.co.uk/Property/SLY111860



welcome to

Rivendell Court Stratford Road, Hall Green Birmingham

- Located in a popular over-60s retirement complex
- Secure, friendly development with communal areas and gardens
- Spacious hallway with good internal flow
- Bright living and dining area with plenty of natural light
- Fitted kitchen set to the rear of the apartment

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4000.00

Ground Rent: 777.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£50,000



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

view this property online shipways.co.uk/Property/SLY111860



Property Ref:
SLY111860 - 0011

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk

