melvyn Danes
ESTATE AGENTS

Sheldon Heath Road

75% Shared Ownership £97,500

Description

A 75% SHARED OWNERSHIP modern first floor apartment for the over 55's with NO ONWARD CHAIN. Westhall Court is a purpose built complex which offers well appointed apartments, a wealth of communal facilities with immaculate grounds and resident/visitor parking. This first floor apartment comprises private entrance hall, lounge, fitted kitchen, two bedrooms and a Jack and Jill wet room. Further benefiting from views across the gardens, double glazing and under floor heating.

Accommodation

Outside
Well maintained communal grounds, resident and visitor parking and a a secure entry into the building

Communal Entrance
Offering a wealth of facilities including a lounge, restaurant, hair salon, hobbies room, craft room, scooter store and launderette. There are lifts and stairs to all floors and flat 19 can be found on the first floor

Private Entrance Hall
Two storage cupboards (one housing the fuse box), ceiling light point and doors to:-

Lounge
10'7 x x17'8 (3.23m x x5.38m)

UPVC double glazed doors to the Juliet balcony, under floor heating, power and light points and opening onto:-

Fitted Kitchen
10'4 x 8' (3.15m x 2.44m)

Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven, inset ceramic hob with an extractor hood over, space and plumbing for other appliances, power and light points

TENURE: We are advised that the property is LEASEHOLD

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

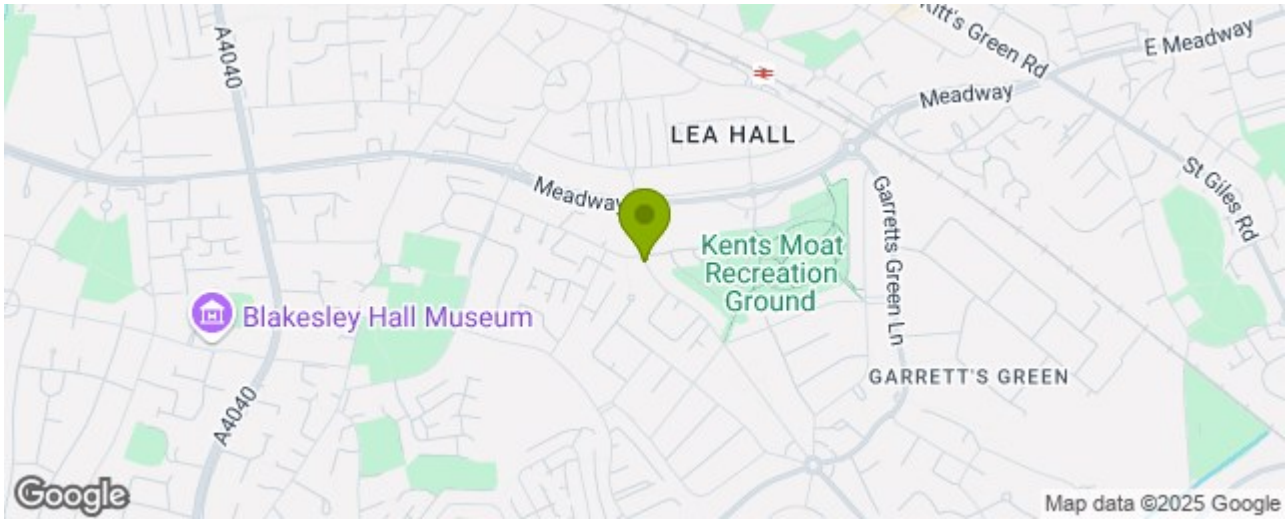
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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.

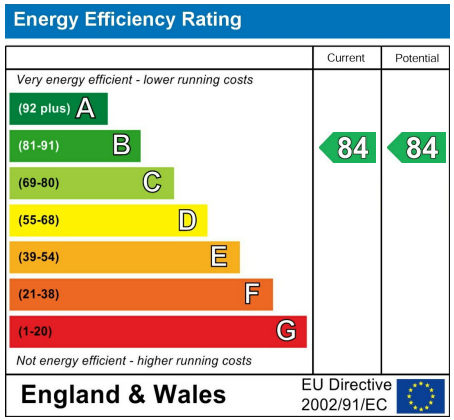
First Floor

Approx. 65.6 sq. metres (706.5 sq. feet)

Total area: approx. 65.6 sq. metres (706.5 sq. feet)



Westhall Court Sheldon Heath Road Birmingham B26 2DQ
Council Tax Band: B



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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