

**AP MORGAN**



**Ashill Road, Rednal, Birmingham**  
Asking Price £100,000

**Features:**

- Two Bedroom Retirement Apartment
- Exclusive Development For Over-55's
- First Floor With Access Via Lift
- Resident Management Staff
- Indoor and Outdoor Communal Areas
- Communal Laundry Room and Refuse Store
- Well Positioned For Access To Local Amenities
- EPC: TBC

**Description:**

This two-bedroom retirement apartment is in an exclusive retirement development for over-60's. Benefitting from on-site parking, resident management staff, careline alarm service, resident's lounge, garden and laundry room.

The apartment is located on the first floor, accessible via a lift. From the front door, the apartment comprises of an initial entrance hallway, a large lounge which opens on to a kitchen with built-in oven, a large bedroom with built-in wardrobe, a second bedroom, a shower room, and a large storage cupboard which houses the water tank.

Beeches Court benefits from a resident's lounge with regular optional social activities including bingo, quiz evenings, and film shows. The development benefits also from a large communal garden, laundry room, and refuse store.

The property is within proximity to local amenities such as a large supermarket, post offices, and transport links, with a bus stop directly outside of the development. Rubery Great Park provides entertainment including a cinema, bingo hall, and several restaurants.

**Details:**

**Lounge/Diner** 17'6" x 11'1" (5.33m x 3.38m)

**Kitchen** 8'11" x 5'8" (2.72m x 1.73m)

**Bedroom One** 17'6" x 9'3" (5.33m x 2.82m)

**Bedroom Two** 11'1" x 8'8" (3.38m x 2.64m)

**Shower Room** 6'9" x 5'6" (2.06m x 1.68m)

**Entrance Hall**



**EPC Rating:** To be confirmed  
**Council Tax Band:** C (tbc by solicitors).  
**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, corners and any other items are approximate and should be taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
Made with Mapbox ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.