



**Kingsford Court
Ulleries Road
Solihull
West Midlands
B92 8DT**

Offers in Excess of £40,000

bettermove

Ulleries Road Solihull

Bettermove are proud to present this 1 bedroom retirement flat in Solihull, available with no forward chain. Located in an excellent retirement development for Over 60's this property provides a secure living accommodation with a range of services including a house manager together with 24 hour staff, resident's lounge and dining room.

The property benefits from double glazing, gas central heating throughout with a brand new combination boiler recently installed and has ample off street parking available via the communal car park. The council tax band is C.

This is a leasehold property with 97 years remaining on the lease; there is no ground rent and the service charge is £721 per month.

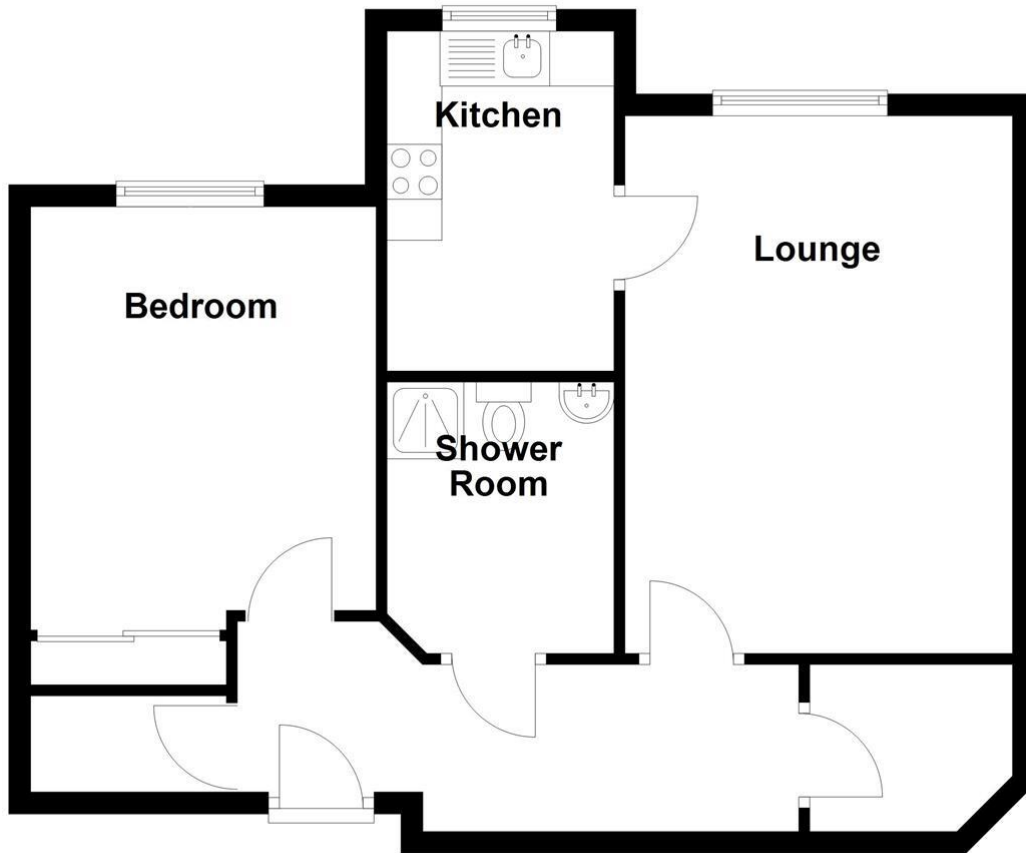
The interior of this property comprises of the spacious living room, the fitted kitchen, one double bedroom and the bathroom on the first floor of the building. The property benefits from new carpets and ample storage space throughout.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



Total area: approx. 55.9 sq. metres (602.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.