

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 1051 Stratford Road

Hall Green, Birmingham, B28 8AT

£925 Per Calendar Month



\*\*\* Long Term One Bed Retirement Flat \* Over 60s \* On Site Manager \* Lift Access \* Available Now \*

This one bed first floor flat is located within a retirement development built by McCarthy & Stone. The property is ideally located on the Stratford Road boasting easy access to local amenities including shops and transport links.

The flat comprises of a spacious lounge with feature fireplace, double opening doors leading into the fitted kitchen with electric oven and hob, spacious storage cupboard in the hallway, double bedroom with built in wardrobes and the shower room which benefits from being a level access wet room.

Further benefits within the development include a secure entry intercom system, emergency pull cords within the flat and communal areas, on-site Manager including out of hours support, lift access, residents lounge, communal laundry room, guest bedroom (available at an extra charge), communal gardens and one parking space within the gated car park.

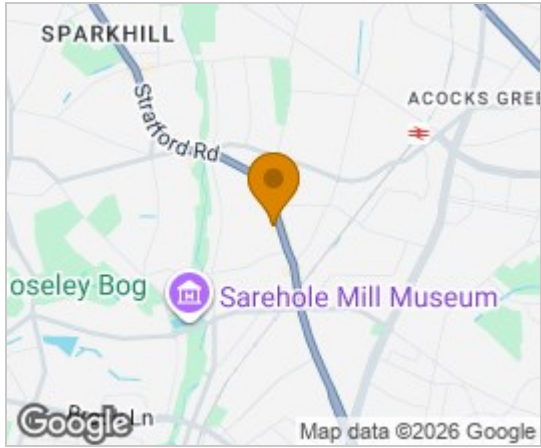
The property is offered unfurnished and is available to move into immediately.

Council Tax Band; B

EPC Rating: TBC



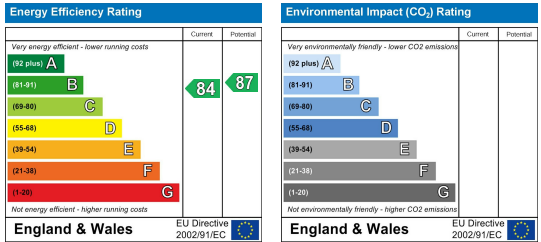
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.