



£60,000

Haunch Lane, Birmingham, B13 0PN

Retirement Property | 2 Bedrooms | 1 Bathroom

0121 249 6207

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RETIRED LIVING

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# Step Inside

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## Key Features

- Retirement Property
- Second Floor
- Two Bedrooms
- Double Glazing
- Kitchen
- Bathroom
- Living Room
- Communal Laundry Room
- Over 55's
- secure Entry System

## Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE THIS Two bedroom, second floor retirement property situated on Haunch Lane, B13 offered for sale with NO UPWARD CHAIN.

## Main Particulars

Home Meadow Court is conveniently located on Haunch Lane, situated between Yardley Wood Road and Warstock Lane. To reach the property, travel south along Alcester Road South (A435), passing through Kings Heath shopping centre. At the traffic light junction with the Outer Ring Road (A4040), turn left into Howard Road East. Continue straight at the junction with Wheeler's Lane, crossing over the mini roundabout into Haunch Lane. After passing the mini roundabout junction with Warstock Lane, the property will be on your left.

Upon arrival, access to the communal reception area is through a glazed door leading into a porch equipped with a key board for the electronically operated door opening system. Another glazed door leads into the communal entrance hall. To the right, residents will find the lounge and kitchenette, while turning left leads to a corridor with stairs leading to the second floor landing.

Entering the property through a wooden door into the hall, you'll find two ceiling light points, loft access, an intercom / door opening system, emergency pull cord, consumer units, and a wall-mounted electric storage heater. The living room features double glazed windows to the front elevation, ceiling-mounted lights, a storage heater, Cable TV and BT telephone points, and an emergency pull cord. A door leads into the kitchen, which includes double glazed windows overlooking the car parking area, wall and floor-mounted cupboards, work surfaces, space for appliances, and a stainless steel sink unit.

Additionally, there's a good-sized store with a coat rack and shelves, double glazed windows overlooking the car parking area, and a wall-mounted heater. The main bedroom offers double glazed windows, a heater, sliding doors to a wardrobe, and a ceiling light point. The bathroom is nicely presented with a pedestal wash hand basin, shower cubicle, WC, full wall tiling, and amenities like a wall-mounted heater and extractor fan. An airing cupboard houses an insulated hot water cylinder and control unit.

Outside, a road from Haunch Lane leads to a private secure car parking area with visitor spaces, while at the rear, there's a residents' garden. The development is well-lit around its perimeter, and CCTV cameras provide additional security.

We are advised that the property is Leasehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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