

23 Kimble Grove

Burcote Road, Birmingham, West Midlands, B24 0RW



PRICE: £112,500

Lease: 99 Years

Property Description:

A TWO BEDROOM SEMI-DETACHED BUNGALOW SITUATED ON THIS POPULAR RETIRMENT DEVELOPMENT.

*****75% SHARED OWNERSHIP*****

The Estate Manager can be contacted from various points within each property in the case of an emergency. In addition to the Estate Manager there is the added security of emergency Anchor Call response system, which is an emergency monitoring centre providing a response 24 hours a day, 365 days a year, for periods when the Estate Manager is off duty. This Property is offered on a 75% shared ownership and 25% being retained by Anchor. The Price indicated is for the 75% share of the property. It is a condition of purchase that residents be over the age of 55 years.

Development Features:

Visiting Estates Manager

75% Shared Ownership

Lease: 99 years remaining

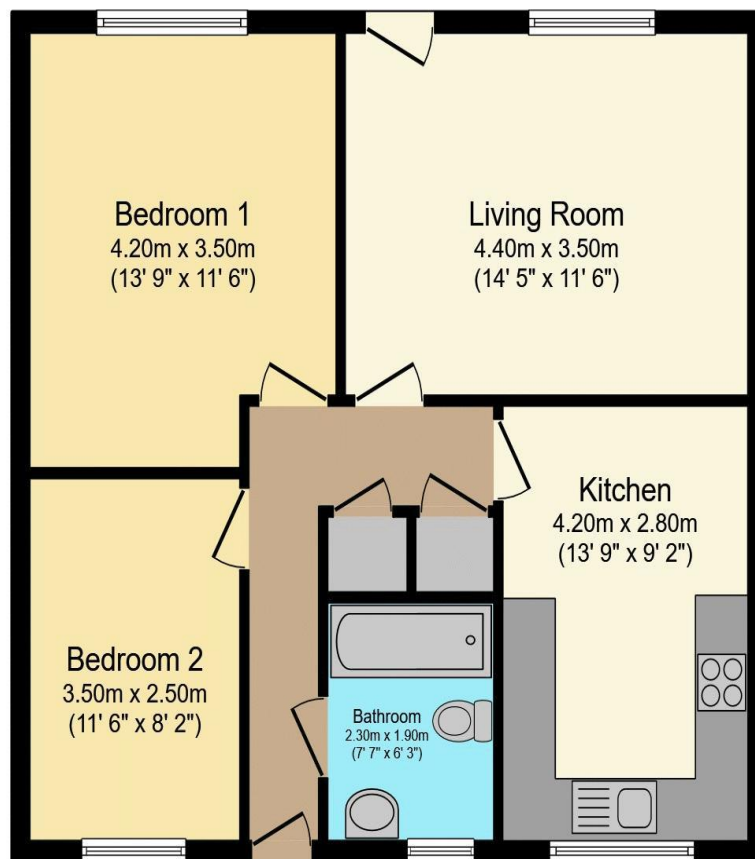
24 Hour Anchor care system

Service charge: £150 pcm

Minimum age 55

Communal areas/gardens maintenance is all done by Anchor

Floorplan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Registered in England No. 3829469



**A TWO BEDROOM SEMI-DETACHED BUNGALOW
SITUATED ON THIS POPULAR RETIRMENT
DEVELOPMENT.**

Rooms Description:

Interior Photos:

ACCOMMODATION

Front door leads to the

ENTRANCE HALL

Illuminated light switch, power point, ceiling light point, smoke detector, emergency intercom and security door entry system. Door to airing/storage cupboard housing the hot water cylinder with fitted immersion heater and shelving. Doors off to living room, kitchen, both bedrooms and bathroom.

LIVING ROOM with patio door onto garden

Feature fireplace with fire surround with electric fire. Radiator. Power points, TV aerial point, wall lights, emergency pull cord and telephone point.

KITCHEN with window

Partly tiled and fitted with stainless steel sink unit, wall and floor cupboards, work tops. Fitted oven and hob with extractor hood over. Refrigerator. Power points, strip light, emergency pull cord. Radiator.

BEDROOM ONE

Illuminated light switch, power points, radiator, emergency pull cord, ceiling light.

BEDROOM TWO

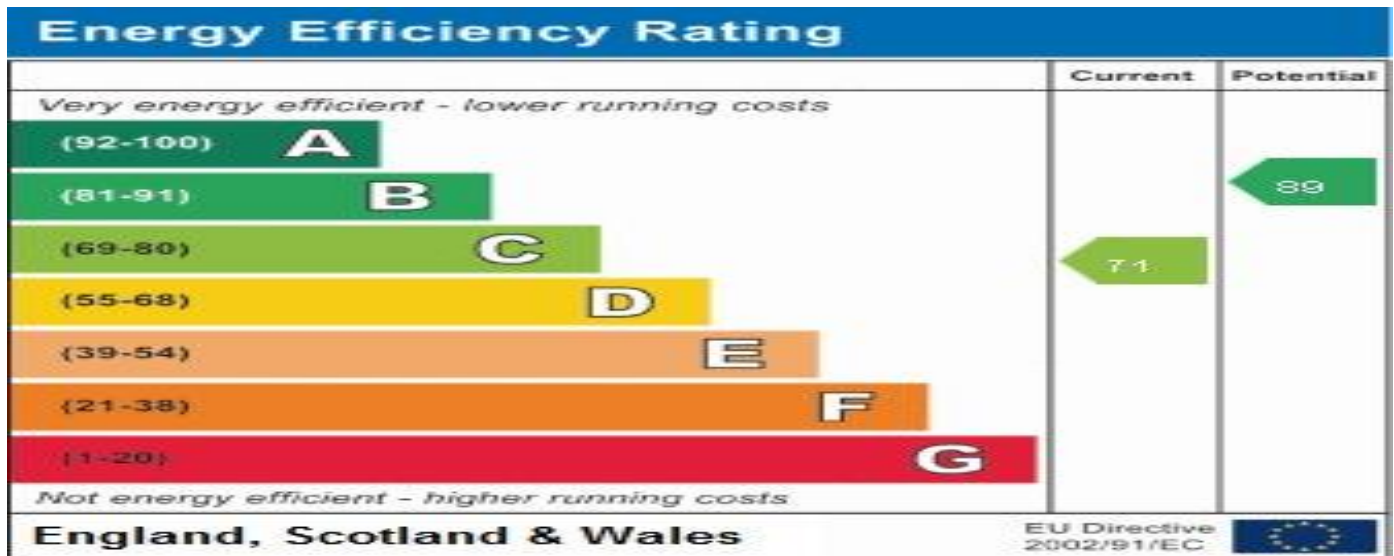
Illuminated light switch, power points, radiator, emergency pull cord, ceiling light.

BATHROOM with window

Tiled and fitted with suite comprising bath, hand grips and emergency push button, shower fitting over bath. WC with low level flush. Vanity unit with wash hand basin. Radiator. Strip light. Extractor fan. Heated towel rail.



Energy Performance Certificate:



For Financial Year Ending:

Annual Ground Rent: £

Ground Rent Period Review: **tbc**

Annual Service Charge: **££150 per calendar month**

Contingency Fund Balance: **£B**

Event Fees: **Transfer Contingency**

For more details or to make an appointment to view, please contact

Charlotte Harvey and Millie Laker



01425 632257 **charlotte.millie@retirementhomesearch.co.uk**

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.

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