

**Homepeal House 231 Alcester Road South Kings  
Heath B14 6DT**



WELL PRESENTED ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT set in lovely communal grounds and close to transport links and Kings Heath High Street. NO UPWARD CHAIN. EP Rating C

The property is situated on the second floor of Homepeal House, a three storey development of Retirement Apartments, which is set behind high hedging and well tended communal gardens and Residents' Parking Area.

There is a secure communal entrance and Reception Hall leading to Residents' Lounge with doors opening onto the communal gardens to the rear. There is a lift and stairs to the second floor.

### **APARTMENT 39**

#### **ENTRANCE HALL**

With doors to accommodation, emergency intercom, STORE ROOM with electric meter and consumer board and housing hot water system.

#### **LIVING ROOM 15'05 x 10'05 (4.7m x 3.18m)**

With double glazed windows to the rear aspect, giving views over the grounds and Kings Heath Cricket Club, night storage heater, wall mounted door entry phone, archway to

#### **KITCHEN 7'03 x 5'04 (2.21m x 1.63m)**

With double glazed window to the side aspect, stainless steel sink and drainer unit, base cupboard and drawer units with roll top work surface over, wall mounted cupboards, tiling to splashback, space for electric cooker and fridge.

#### **BEDROOM 8'9 x 12'2 ( 2.67m x 3.71m)**

With double glazed window to the rear aspect, night storage heater and built in wardrobe.

#### **SHOWER ROOM 5'5 x 6'8 (1.65m x 2.03m)**

Fully tiled with shower tray and Galaxy shower, wash hand basin set into vanity unit with cupboard below and mirror with fluorescent light over, low flush wc, extractor fan.

### **OUTSIDE**

#### **COMMUNAL GARDENS**

Well cared for grounds to the front and rear of Homepeal House

#### **RESIDENTS' PARKING**

#### **FEATURES OF HOMEPEAL HOUSE**

Residents' Lounge  
Guest Suite  
Communal Laundry  
Lift to all floors  
24 Hour Emergency Careline  
House Manager

#### **TENURE**

We are advised by the Vendor that the property is Leasehold with a term of 125 years from 1988 (Subject to Verification)

#### **FIXTURES AND FITTINGS**

All items of fixtures and fittings except those specifically mentioned in these sales particulars are excluded from the sale.

#### **THE CONSUMER PROTECTION REGULATIONS**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

#### **FLOOR PLANS**





Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

### **PROPERTY INFORMATION QUESTIONNAIRE**

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

### **FREE VALUATION FOR SALE**

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

### **SURVEY DEPARTMENT**

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

### **LETTINGS**

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

### **MORTGAGE AND FINANCIAL SERVICES**

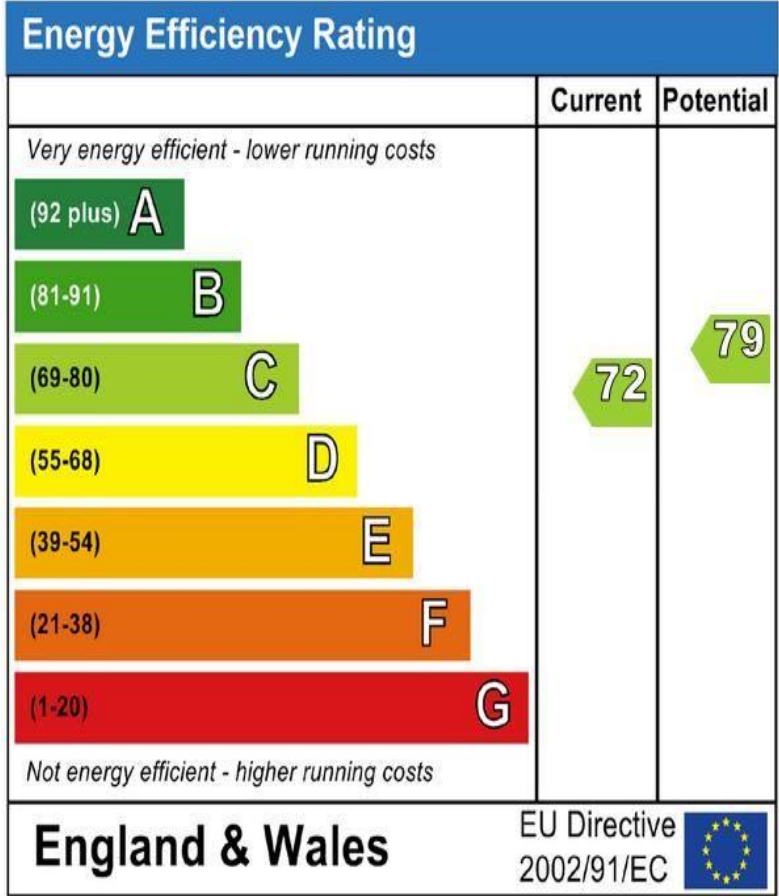
We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request. A mortgage indemnity policy may be required.







39 HOMEPEAL HOUSE, 231 ALCESTER ROAD SOUTH  
TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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