





LOCATION

Hadley Lodge is a modern retirement apartment situated just off Quinton Lane in the popular Quinton area close to its borders with Harborne, and is handy for local shopping facilities, amenities and bus route, whilst the local major road network enables commuting to the surrounding areas. The development is located turning off Ridgacre Road into Quinton Lane and immediately right into the Hadley Lodge development.

DESCRIPTION

A stunning retirement complex available for over 60's, set within the Quinton location close to it's borders with Harborne, There is a lift providing access to all floors, and offered for sale is a superb, spacious double bedroom apartment within the complex providing :- Entrance hall (with video door intercom system), spacious lounge (having feature fire surround), super fitted kitchen (with integral oven/hob, and integrated fridge, freezer and washer/dryer), double bedroom (having built in wardrobe) and shower room. The development offers the opportunity to socialise with fellow residents in the large communal residents lounge, whilst there is a very pleasant communal garden available. There is a residents car park on a first come first served basis and a 'Guest suite' is available by prior booking. Double Glazed, Electric heating. EPC rating C.

Entrance Hall

Video intercom entry system, useful built in storage cupboard and doors off to :-

Lounge 14' 9"(max) x 10' 7"(max) (4.49m x 3.22m)

Double glazed window, electric heater, attractive feature fire surround, coving, and door leads through to :-

Fitted Kitchen 7' 9" x 7' 1" (2.36m x 2.16m)

Ceiling spot lights, base and wall mounted units, concealed lighting, work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, integrated fridge, freezer, and washer/dryer, complimentary tiling to the walls.



Double Bedroom 15' 8"(to back of wardrobe) x 9' 2"(max) (4.77m x 2.79m)

Double glazed window, electric heater, and built in wardrobe with mirrored sliding doors, hanging rail and storage.

Shower Room 6' 9" x 5' 5" (2.06m x 1.65m)

Electric heated towel rail, and attractive suite comprising :- Wash handbasin, wc, and shower cubicle with screened door, shower and tiling to the walls.

The Complex

The development provides a large communal residents lounge for all residents, and has pleasant communal gardens. There is a residents car park available on a first come first served basis. Within Hadley Lodge there is a lift enabling access to all floors, and a guest suite is available by prior booking arrangement. Communal Hallways lead to the individual apartments.

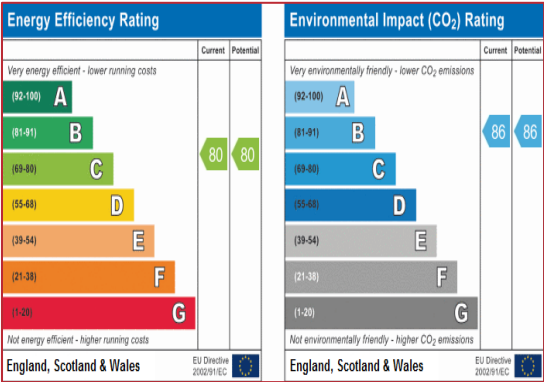
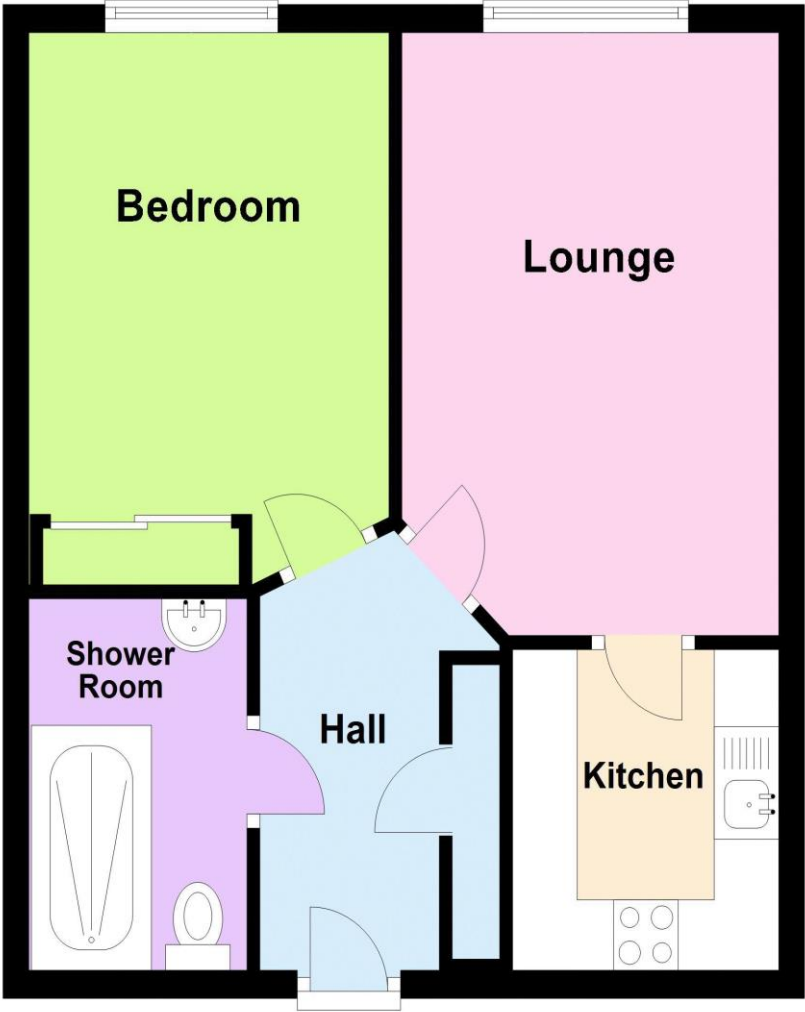
Tenure

The agents are advised the property is Leasehold with a current half yearly ground rent of £287.50 and a half yearly service charge of £1,125. There is an age restriction of over 60 for residents. The agents have not seen legal documentation and the buyer is advised to obtain verification from their solicitor on any points regarding the lease or service/management charge.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

Ground Floor



Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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