



High Street, Brownhills  
Walsall, WS8 6DJ

£105,000



# Brownhills

£105,000



75% SHARED OWNERSHIP FORMER SHOWHOME GROUND FLOOR APARTMENT AVAILABLE TO THOSE OVER THE AGE OF 55 WITH 24/7 ON SITE CARE STAFF & A FULL TIME COURT MANAGER.

The dual aspect accommodation boasts spacious and neutrally decorated rooms enjoying a generous degree of natural light.

The apartment is entered via a hallway with two large adjoining storage cupboards while additional doors lead through to the living accommodation. The principle living area combines both a lounge and modern kitchen whilst also having space to accommodate dining furniture. The kitchen area is equipped with a range of matching cupboards, a sink/drainage, extractor hood over an oven/hob and space for additional appliances. The sleeping accommodation includes two bedrooms. The master bedroom may accommodate twin, double or king size beds and has a door leading to an adjoining wet room equipped with a white suite. Bedroom two may accommodate a double bed although it is currently set up as a single. The wet room can also be accessed directly from the hallway if required.

The property also benefits from gas fired underfloor heating and is fully double glazed. Amenities within the complex include residents parking, landscaped gardens, an entry phone call system, a restaurant, communal lounge, hair salon and laundry room. There is also a residents committee arranging social activities and a guest flat, subject to rental, which is ideal for relatives to use when visiting from a distance.

Knaves Court is thought ideal for older people wishing to live independently whilst having the security of professional onsite support.







## Property Specification

FORMER SHOWHOME APARTMENT AVAILABLE TO THOSE  
AGED OVER 55  
75% SHARED OWNERSHIP GROUND FLOOR DUAL ASPECT  
MODERN ACCOMMODATION  
SECURE RESIDENTS PARKING & LANDSCAPED GROUNDS  
ONE DOUBLE BEDROOM, A FURTHER LARGE SINGLE  
BEDROOM & WET ROOM

### Entrance Hallway

Lounge & Kitchen 23' 8" x 10' 10" (7.21m x 3.31m)

Bedroom One 17' 3" x 9' 4" (5.27m x 2.85m)

Bedroom Two 11' 0" x 8' 4" (3.36m x 2.54m)

Wet Room 9' 1" x 5' 11" (2.78m x 1.80m)

### Viewer's Note:

Services connected: Gas, electric, water & drainage  
Council tax band: A  
Tenure: Leasehold 115 years remaining  
Service Charge: £283.86 per month to include buildings  
insurance and management fees  
Restrictions: Over 55's  
Other Charges: approx. £40.65 per month for gas  
(underfloor heating) and water supply

NB. The above information has been provided by  
Housing 21.

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 11th December 2020

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

