



Apartment 45

45 Knaves Court, High Street, Brownhills. Walsall. WS86DJ

Knaves Court is conveniently situated at the top of the high street and alongside a canal in the bustling town of Brownhills.

Walsall town centre is just 5 miles away and holds a weekly market.

The court is very welcoming and offers facilities including a resident's lounge, restaurant, hairdressing salon, and communal landscaped gardens.

Knaves Court is an extra care scheme for 55 plus and care is available 24/7

Key property details:

- Second floor Two-bedroom Apartment
- 75% shared ownership-£110,000



Purchase details

Tenure: 125 years –commencing 22nd October 2010

Eligibility criteria: Over 55 years old.

Amenities: Communal lounges, Restaurant, Hairdresser, Lift access to all floors,, CCTV, Door entry system, On site parking, Emergency call facility via pull cord and pendant

Services: Full-time Management service, Monday to Friday. On-site care staff 24/7.

Pet-friendly: Housing Manager to provide details on individual case.

Resident-led: Residents are encouraged to set up a Residents Committee and arrange activities both on-site and away from the Court to suit residents' wishes.

Stamp duty: To be discussed between the buyer and their solicitor where applicable.

Deposit: No deposit required to Housing 21.

Resales Admin fee: Fixed admin fee £620 subject to January RPI changes for April or 0.5% of the full market value (refer to s. 1.2 of this pack for further details)

Fixed nomination fee of £1,350 subject to January RPI changes for April or 1% of the sale price.

Please be aware as your property is shared ownership, the buyer must have sold their current home or sell their property concurrently with the shared ownership purchase as they cannot own two homes simultaneously.

All charges commencing April 2026

Service charge: £446.81 per month

Support charge: £18.29 per month.

Utility Charge –Gas and Water only £32.44 per month

Optional care and domestic charges:
£25.36

Bank Holiday and weekends £38.04 per hour

Buildings insurance: Included in the service charge.

Contents insurance: Residents are encouraged to obtain their own contents insurance.

Council tax: Band A payable to local authority by resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4204

Scheme email: knavescourt@housing21.org.uk

Home Ownership team: 0345 608 4619

Home Ownership email : newhome@housing21.org.uk