



Apartment 57

Westhall Court, 1 Sheldon Heath Road, Yardley, Birmingham. B262DQ

Westhall Court offers independent living with access to on-site care for people over the age of 55. The development comprises of 2 bed apartments of which 30 are shared ownership properties and 12 for outright sale.

Westhall Court is located in a residential area of Yardley, approximately 2 KM from Birmingham. There are good public transport links to the city centre and North Solihul.

Facilities on site include Residents' lounge, restaurant, hairdressing salon, activity room, laundry, buggy store and a guest suite for visiting family and friends. There is a full-time court manager, together with care which is provided by BBA.

Key property details:

- Two bedroom
- Second Floor Apartment
- FMV £130,00
- Percentage for sale – 25% Option to staircase upto 75%
- 25% Share value: £32,500



Purchase details

Tenure: 125 year assignable lease from commencement date 20th July 2009

Eligibility criteria: Over 55

Amenities: Communal lounge, café/bistro, hair salon, laundry, residents' garden, Lifts, assisted bathing suite, buggy store, residents Parking. Shop, guest suite

Full-time Management service, Monday to Friday. Care provided by BBA.

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

Two-bedroom: £32,500 –25%

Ground Rent: One Peppercorn

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

Deposit: No deposit required to Housing 21.

Resales fee: Fixed admin fee £620 subject to January RPI changes for April or 0.5% of the full market value
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.

Ongoing charges commencing April 2026

Service charge: £312.78 per month Including sinking fund

Support charge: £24.98 per month

Utility Charge: £10.15 per month

Rent Charge -£354.73

24/7 support charge: £14.36 per week.

Buildings insurance: Included in the service charge.

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

Council tax: Bands B payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4696

Scheme email: westhallcourt@housing21.org.uk

Home Ownership team: 0345 608 4021

Home Ownership email: newhome@housing21.org.uk