

APARTMENT 6 ELISABETH COURT 344
LICHFIELD ROAD
SUTTON COLDFIELD
B74 4BH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This first-floor retirement apartment is ideally situated within walking distance of Mere Green Centre, offering convenient access to a variety of local amenities. The community is vibrant and welcoming, with regular social activities organised by both the Estate Manager and the residents, fostering a sense of camaraderie and engagement.

ACCOMMODATION

First Floor Apartment:

Entrance hallway

Shower room

Airing cupboard

Drawing room/dining area

Kitchen

Bedroom

Garden and Grounds:

Security intercom system into development

Ground floor communal laundry room

Communal lounge

Maintained communal gardens

Gated courtyard to rear with unallocated parking

Approx Gross Internal Floor Area: 520 Sq Ft (48 Sq M)

EPC Rating - TBC

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Situated in a highly desirable location of Mere Green, in Sutton Coldfield. In Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

Nearby Sutton Park - one of Europe's largest urban parks and a designated Site of Special Scientific Interest - offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the commonwealth games.

One of the many advantages of the area is its proximity to the M42, M6, M6 Toll and Birmingham International/NEC.

Description of Property

The development is accessed via a security intercom system leading into a communal hallway with stairs and lift access to further floors. Apartment 6 is located on the first floor, and a private entrance door opens to the entrance hallway with a built-in storage cupboard housing the meters, hot water cylinder, and linen shelving.

The drawing room/dining room is located on the right and is a large room with ample space. It connects to the kitchen, where the dining area is, with a bay window overlooking the grounds.

The bright, naturally lit kitchen features a range of matching base and wall-mounted storage cupboards and drawers with ample work-surface space and tiled splashbacks. It includes an inset stainless steel one-bowl sink and drainer unit with a mixer tap, integrated fridge/freezer, electric oven, and hob, all set on linoleum flooring.

The bedroom, located on the left of the hallway, is a good size for the occupant to enjoy. It has fitted wardrobes for extra storage needs.

The shower room includes a large double shower

cubicle with a thermostatic mixer shower, grab rails, a wash hand basin, and a WC set in an attractive vanity unit with cupboard space beneath and a large wall-mounted mirror above.

Gardens and Grounds

The development offers convenient communal parking located to the rear elevation, accessed by secure electric double gates. This area features a tarmac surface. The parking area is well-lit with ample lighting for safety and security, and it also includes an outside tap for additional convenience.

The immaculate communal grounds are beautifully maintained, providing a serene and picturesque environment for residents. A patio area with seating offers a perfect spot for relaxation and social gatherings. The lawned rear garden is meticulously cared for, featuring well-defined pathways and a variety of shrubs, enhancing the overall aesthetic and providing a tranquil retreat for residents to enjoy.

Directions

From the agents' office at 8 High Street, turn right onto High St/A5127, at the roundabout take the 3rd exit onto Lichfield Rd/A5127, at the roundabout take the 2nd exit and stay on Lichfield Rd/A5127 and the development will be on your right.

Distances

Mere Green - 0.1 miles
Sutton Park - 0.7 miles
Four Oaks Train Station - 0.6 miles
Sutton Coldfield - 1.4 miles
Lichfield - 6.8 miles
Birmingham - 9.0 miles
Birmingham International / NEC - 13.3 miles
M6 Toll - 9.2 miles
M6 - 9.9 miles
M42 - 11.6 miles

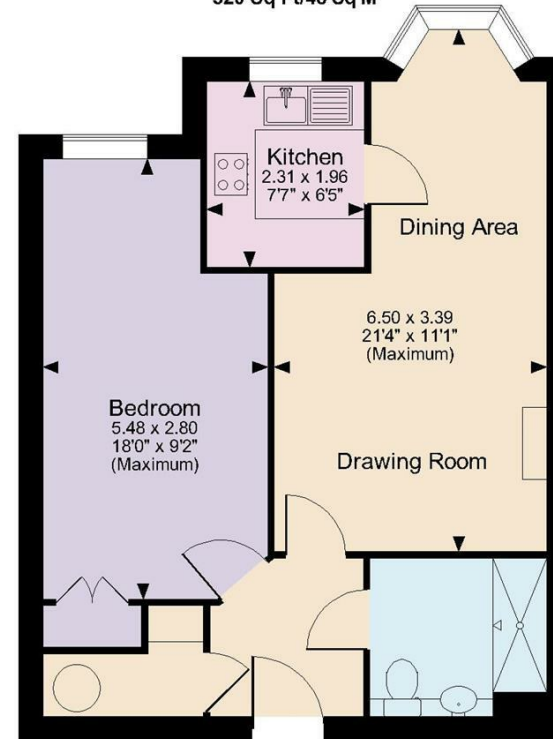
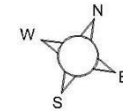
(Distances approximate)

Terms

Tenure: Leasehold



Elisabeth Court, Lichfield Road, Sutton Coldfield
 Approximate Gross Internal Area
 520 Sq Ft/48 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Local Authority: Birmingham City Council
 Tax Band: C

VIEWINGS: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

FIXTURES & FITTINGS: These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services

We understand that mains water, gas and electricity are connected.
 Service Charge of £4,104.00 per annum
 Ground Rent of £349.00 per annum

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs Taken: July 2024
 Particulars Prepared: July 2024

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8 High Street, Sutton Coldfield, B72 1XA

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