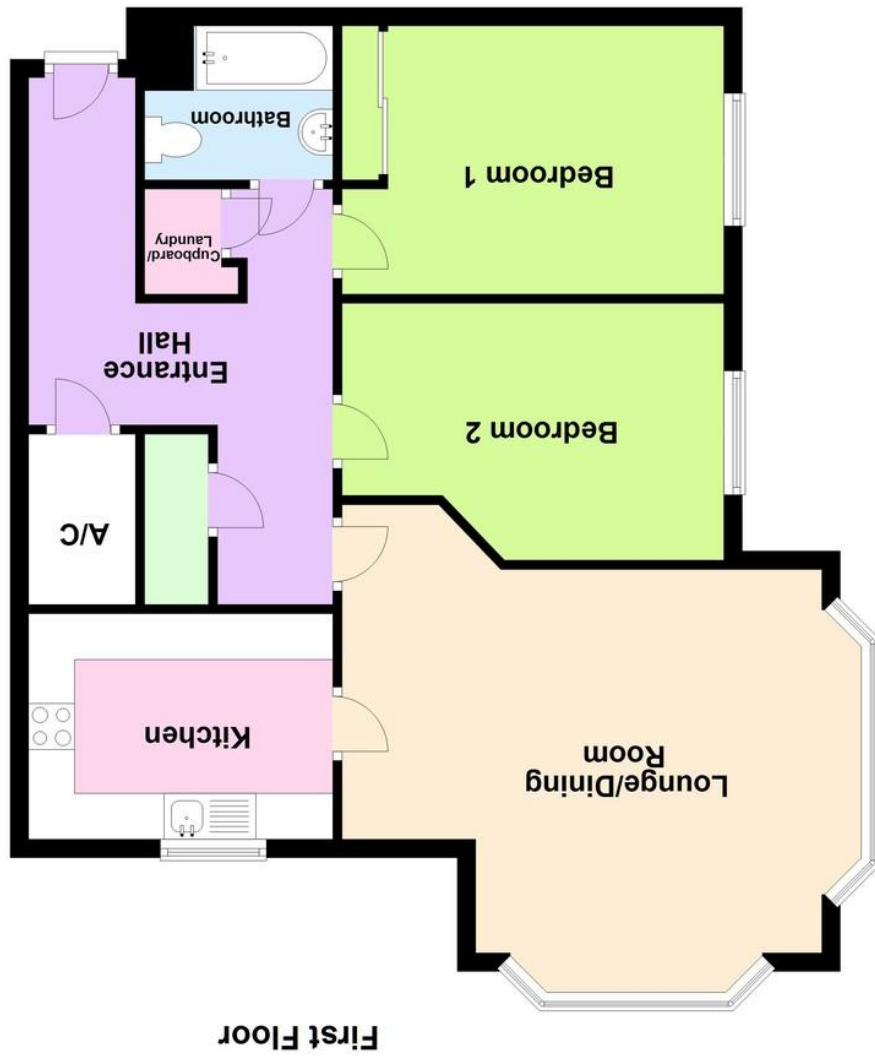
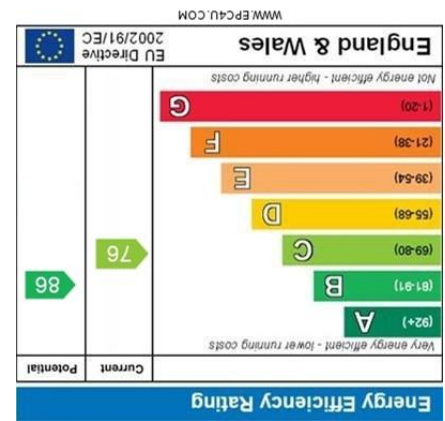


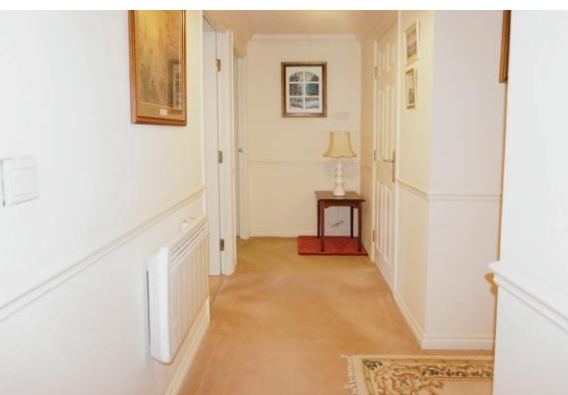
NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



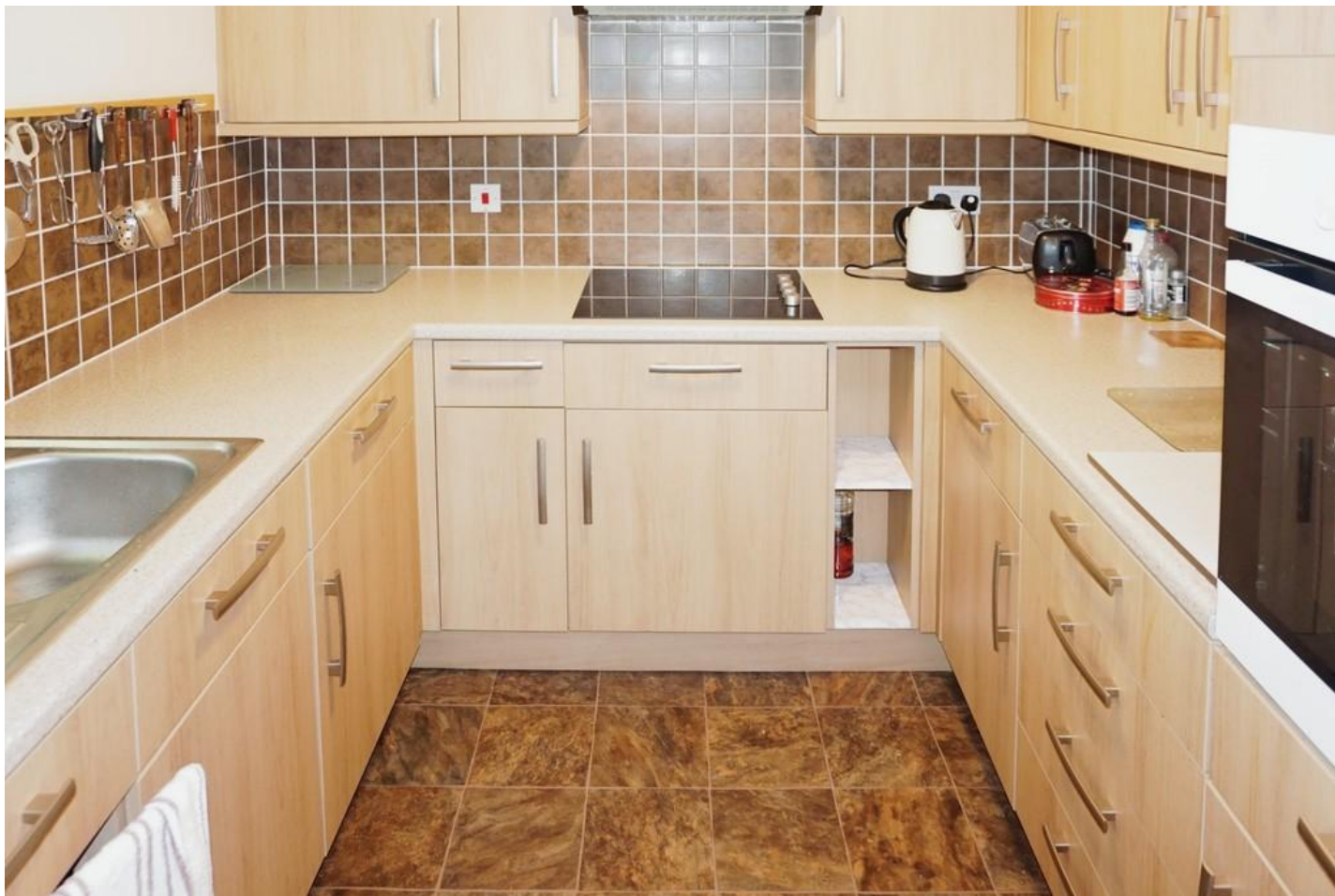
Boldmere | 0121 321 3991



- FIRST FLOOR RETIREMENT PROPERTY FOR THE OVER 60'S
- TWO DOUBLE BEDROOMS
- CORNER POSITION WITH VIEWS OVER THE CHURCH YARD
- LIFT ACCESS TO FIRST FLOOR

The Spires, Church Road, Boldmere,  
 Sutton Coldfield, B73 5RZ

£210,000



## Property Description

What a fabulous opportunity to purchase this WELL-PRESENTED FIRST FLOOR RETIREMENT APARTMENT FOR THE OVER 60S which offers a spacious and versatile accommodation throughout. Situated in a SOUGHT-AFTER LOCATION and having fantastic access to local amenities with public transport on hand. VIEWING HIGHLY RECOMMENDED to fully appreciate the overall presentation, size and location of the accommodation on offer. Call Green & Company to arrange your viewing!

The accommodation benefits from: Communal entrance hallway with security entry system, reception hallway, spacious lounge/dining room, modern fitted kitchen, two double bedrooms, bathroom and ample storage. The facilities on site include communal lounge, and guest suite.

**ENTRANCE HALL** Carpeted, two ceiling light points, electric heater, power points, airing cupboard, storage cupboard, intercom system and emergency 24hour pull cord.

**LOUNGE/DINING ROOM** 21' x 15' 4" max (6.4m x 4.67m) Carpeted, ceiling light point, two double glazed bay windows to rear and side with fitted curtains, two electric heaters, power points, BT phone connection point and door to kitchen.

**KITCHEN** 7' 8" x 7' 8" (2.34m x 2.34m) Having tile effect lino flooring, ceiling light point, double glazed window to side, a range of wall and base units, integrated oven, integrated hob and extractor fan, integrated fridge/freezer, part tiled walls, stainless steel sink and drainer, power points and electric fan heater.

**BEDROOM ONE** 13' 8" x 9' 2" (4.17m x 2.79m) Carpeted, ceiling light point, double glazed window to rear, built in wardrobes, power points and electric heater.

**BEDROOM TWO** 15' 8" x 9' 10" max (4.78m x 3m) Carpeted, ceiling light point, double glazed window to rear, electric heater and power points.

**BATHROOM** 6' 10" x 5' 6" (2.08m x 1.68m) Carpeted, ceiling light point, low level WC, hand wash basin incorporated into vanity unit, bath with overhead shower, electric towel heater, extractor fan and part tiled walls. There is an emergency 24hour push button located on the bath panel.

**AIRING CUPBOARD** 6' 1" x 3' 10" (1.85m x 1.17m) Carpeted, ceiling light, hot water cylinder and fuse board/electric metres.

**CUPBOARD/LAUNDRY** 3' 5" x 2' 4" (1.04m x 0.71m) Having plumbing for washing machine and washing machine included, power points and wall light points.

**STORAGE CUPBOARD** 7' 6" x 2' 3" (2.29m x 0.69m)

Council Tax Band D Birmingham City Council



Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for EE and O2, limited for Three and Vodafone and data likely available for EE, limited for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps.  
Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 70 Mbps.  
Highest available upload speed 20 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is leasehold with approximately 103 years remaining. Service Charge is currently running at £1787.24 half yearly and is reviewed TBC. The Ground Rent is currently running at £333.97 half yearly and is reviewed TBC. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

