

## **44 Homeshall House**

**82 Upper Holland Road, Sutton Coldfield, West Midlands, B72 1RD**



**PRICE: £60,000**

**Lease: 99 years from 1984**

### **Property Description:**

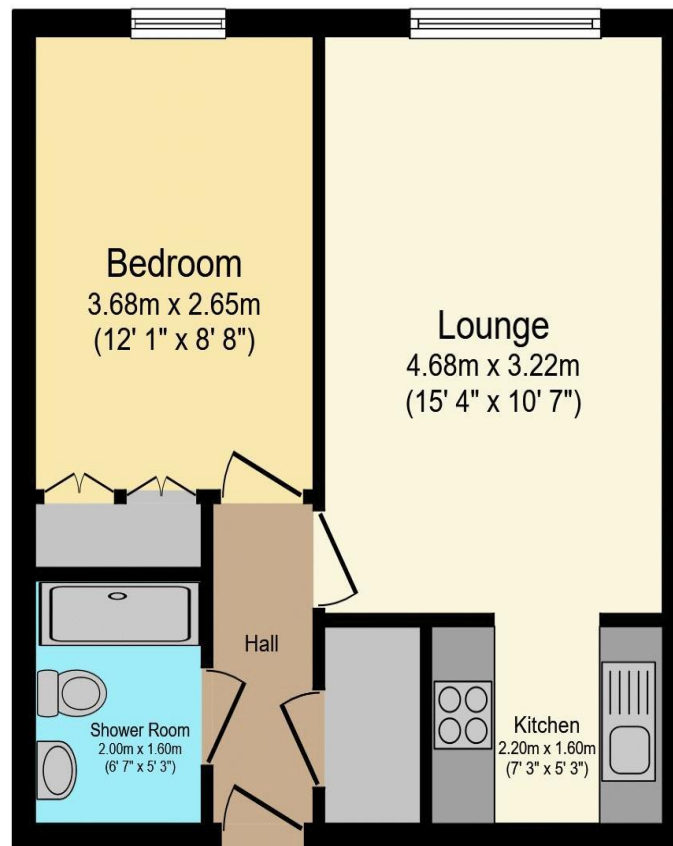
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT Homeshall House is in a convenient location for all amenities including town centre, health centre and Good Hope Hospital. The tranquil rear gardens have a Brook running through it and seating areas. Bus stop outside the development and train station in the town centre. Constructed by McCarthy & Stone (Developments) Ltd and comprises 59 properties arranged over 3 floors each served by lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello system  
Visiting House Manager  
Lift to all floors

Guest Suite  
Heating system updated to provide instant hot water  
Minimum Age 60 Lease: 99 years from 1984  
Lease: 99 years from 1984

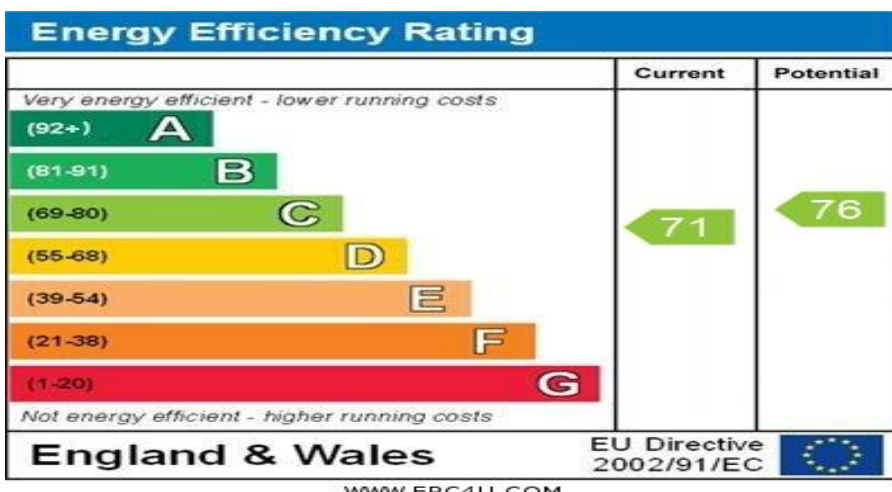


**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



Total floor area 38.1 sq.m. (410 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/8/25**

**Annual Ground Rent:**

**£454.50**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£2,780.86**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.