



Connells

Home Hall House 82 Upper Holland Road
Sutton Coldfield

Home Hall House 82 Upper Holland Road Sutton Coldfield B72 1RD

for sale
£115,000



Property Description

An immaculate two double bedroom, first floor retirement apartment, for the over 60's. Located in the Heart of Sutton Town Centre, close to main road, rail and public transport links. Having easy access to local amenities. The property is set in the popular development of Home Hall House development. Upon arrival to the development there is secure entry intercom system, and access to the property is either by stairs or a lift facility. The property itself offers an entrance hall, an excellent sized lounge diner, with views overlooking the communal gardens, modern refitted kitchen, master bedroom with built-in wardrobe, a further second double bedroom and a separate shower room. The property benefits from having double glazing and storage heating. The development of Home Hall House offers a communal guest lounge, communal laundry facilities and there is a guest suite that can be booked for a nominal charge for visiting friends or family.

Communal Hallway

The property is entered by a secure entry intercom system giving access into the communal hallway., with stairs to the first floor landing and separate lift facility. In the communal hallway there is the laundry services, the guest suite and the communal guest lounge.

Hallway

A private hallway having storage heater to wall, coving to ceiling, door to a built-in storage cupboard providing ample storage and door off to the lounge, the two double bedrooms and the shower room.

Lounge

19' 5" to include the bay x 13' 1" max, to include the recess (5.92m to include the bay x 3.99m max, to include the recess)

Having double glazed window to the side of the building, overlooking the communal gardens and brook. Having feature fireplace with electric fire facility, storage heater to wall, telephone point, TV aerial point, laminate flooring, Care Line intercom system to wall and pulley system to ceiling. door gives access into a kitchen and door gives access into a good sized storage cupboard housing the hot water tank and providing shelving.

Modern Fitted Kitchen

9' x 5' 9" (2.74m x 1.75m)

Briefly comprising a modern fitted kitchen , having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the side overlooking the communal gardens and stream, sink and drainer unit with mixer tap over and decorative splash back tiling, electric cooker point, space for a fridge freezer, coving to ceiling, extractor fan to wall, laminate flooring, wall light fitting and wall tiling.

Bedroom One

13' 10" x 9' 10" (4.22m x 3.00m)

Having double glazed window to the side, built-in double wardrobe, pulley system to wall, wall light fitting and coving to ceiling.

Bedroom Two

8' 10" x 9' 10" (2.69m x 3.00m)

Having double glazed widow to the rear, space for wardrobes, wall light fittings, coving to ceiling and pulley system to wall.

Shower Room

Having double shower cubicle, with electric shower facility, low level flush W.C, vanity wash hand basin with cupboard under, extractor to fan to wall, full tiling, coving to ceiling. electric heater to wall.

Communal Facility

Communal Laundry

The accommodation benefits from having a communal laundry with washing machine facility and drying facilities,

Guest Bedroom Suite

There is a guest bedroom suite which can be reserved by residence for a nominal fee, for visiting family or friends, providing overnight accommodation.

Residents Lounge

The property benefits from having a communal residence lounge and house manager facilities.









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). Powered by www.focalagent.com

To view this property please contact Connells on

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4/6 High Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310562

This is a Leasehold property with details as follows; Term of Lease 139 years from 01 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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