



Steeple Lodge, Church Road,  
Sutton Coldfield, B73 5RX

Offers in the Region Of £165,000



# Sutton Coldfield

Offers in the Region Of £165,000



This superbly located two double bedroom first floor managed retirement apartment with lift access and no onward chain offers an envious proposition for purchasers.

The immaculate bright and airy property boasts an exceptional situation with views over the communal gardens. The lounge has a feature fireplace and there is a contemporary fully fitted kitchen with integrated appliances.

The modern shower room is complemented by an additional guest cloakroom and large shelved storage/airing cupboard.

Conveniently placed and enjoying a resident's lounge, which holds regular social events, along with a well-being suite all within close proximity to Boldmere high street, in the shadow of St Michael's church, it must be seen to be appreciated.

- WELL PRESENTED FIRST FLOOR RETIREMENT FLAT WITH ELEVATOR ACCESS
- TWO WELL PROPORTIONED BEDROOMS
- NO ONWARD CHAIN
- FAMILY SHOWER ROOM AND SEPARATE GUEST CLOAKROOM
- WELL PROPORTIONED LIVING ROOM
- FITTED KITCHEN
- CLOSE PROXIMITY TO DESIRABLE SHOPS AND TRANSPORT LINKS
- COMMUNAL LOUNGE, LAUNDRY AND WELL BEING SUITE
- ON SITE MANAGEMENT AND EMERGENCY PULL CORD INTERCOM







## Property Specification

WELL PRESENTED FIRST FLOOR RETIREMENT FLAT WITH  
ELEVATOR ACCESS

The property briefly comprises:

Living Room 5.38m (17'8") x 3.09m (10'2")

Shower Room 2.08m (6'10") x 1.70m (5'7")

Kitchen 2.84m (9'4") x 2.37m (7'9")

Bedroom 4.02m (13'2") x 3.18m (10'5")

WC 1.68m (5'6") x 0.91m (3'0")

Bedroom 4.88m (16') x 2.74m (9')



### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 14th September 2021

### Viewer's Note:

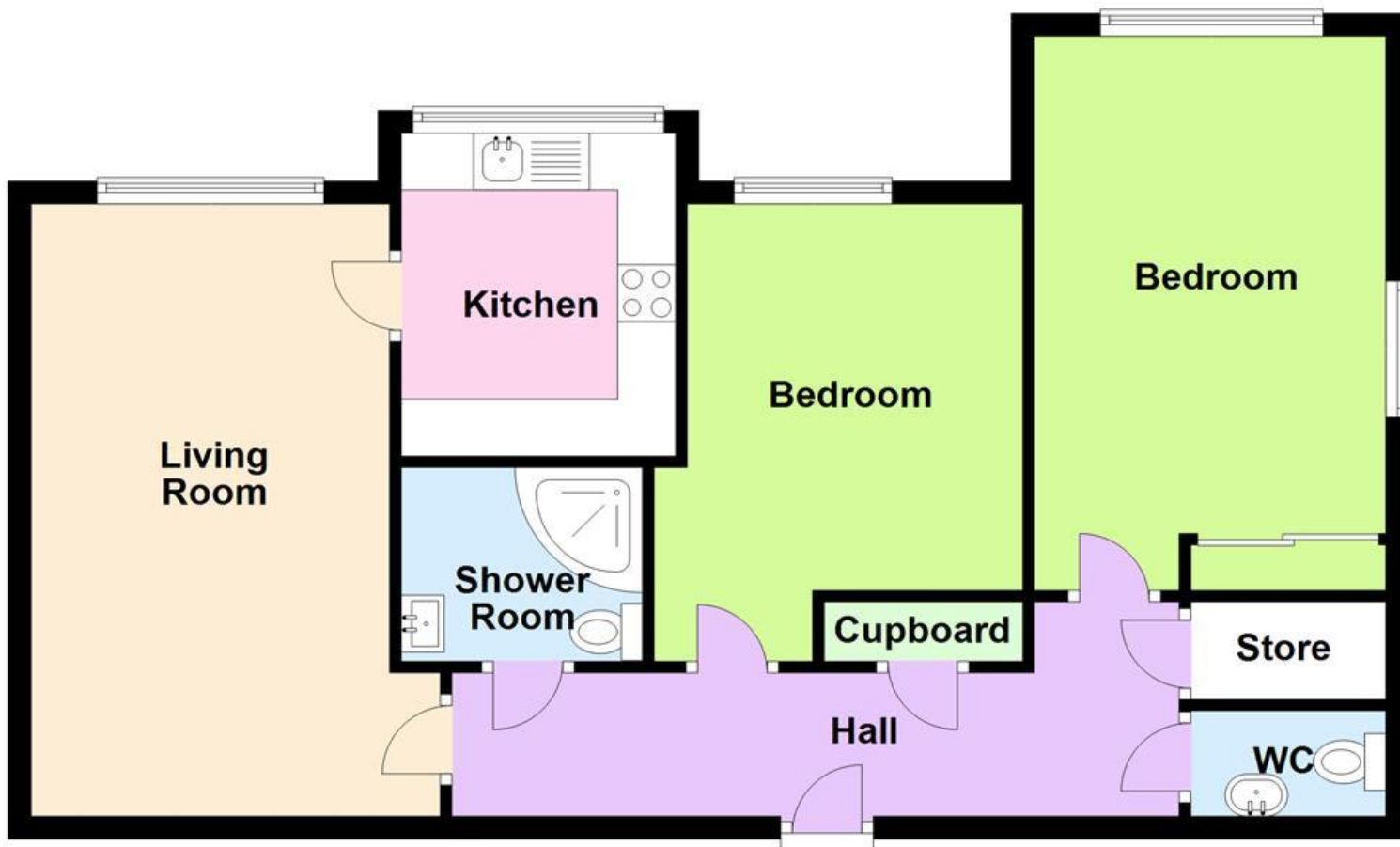
Services connected: Mains electricity, water & drainage  
Council tax band: C

Tenure: Leasehold - 125 year lease from May, 2013  
Ground Rent: £702.24 per annum  
Service Charge: £3,015.28 per annum

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Floor Plan



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Map Location

