



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

Offers in the Region Of £180,000



# Sutton Coldfield

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Excellent well-appointed generously proportioned second floor two double bed retirement apartment for the over 60's. with secure communal entry and lift access to second floor.

The property offers generous and luxurious accommodation with a superbly proportioned dual aspect living room with fitted kitchen off and shower room and enjoys no onward chain.

The Spires benefits from communal parking and guest accommodation and is set in attractive mature gardens. In the neighbouring building there are communal facilities including lounge and on-site management.

The development enjoys close proximity to Boldmere high street and it's associated amenities and transport links.

- WELL PRESENTED SECOND FLOOR RETIREMENT FLAT
- TWO DOUBLE BEDROOMS, MASTER WITH FITTED WARDROBES
- SECURE ENTRY AND LIFT ACCESS
- MODERN SHOWER ROOM AND FITTED KITCHEN WITH BUILT IN APPLIANCES
- GENEROUS LIVING ROOM WITH DUAL ACCESS
- EXCELLENT COMMUNAL FACILITIES IN MAIN BUILDING
- WELL KEPT ATTRACTIVE GARDENS
- ON SITE MANAGEMENT & 24-HOUR EMERGENCY INTERCOM
- CLOSE PROXIMITY TO BOLDMERE HIGH STREET AND AMENITIES





## Property Specification

WELL PRESENTED SECOND FLOOR RETIREMENT FLAT

The property briefly comprises:

**Hall**

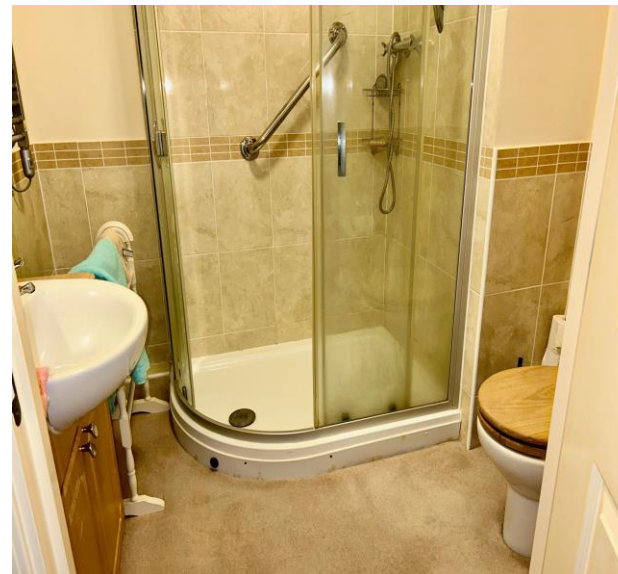
**Shower Room 2.08m (6'10") x 1.70m (5'7")**

**Bedroom 4.80m (15'9") x 2.81m (9'3")**

**Bedroom 4.80m (15'9") x 2.98m (9'9") max**

**Living Room 5.95m (19'6") x 4.13m (13'6")**

**Kitchen 3.10m (10'2") x 2.36m (7'9")**



### 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:

### Viewer's Note:

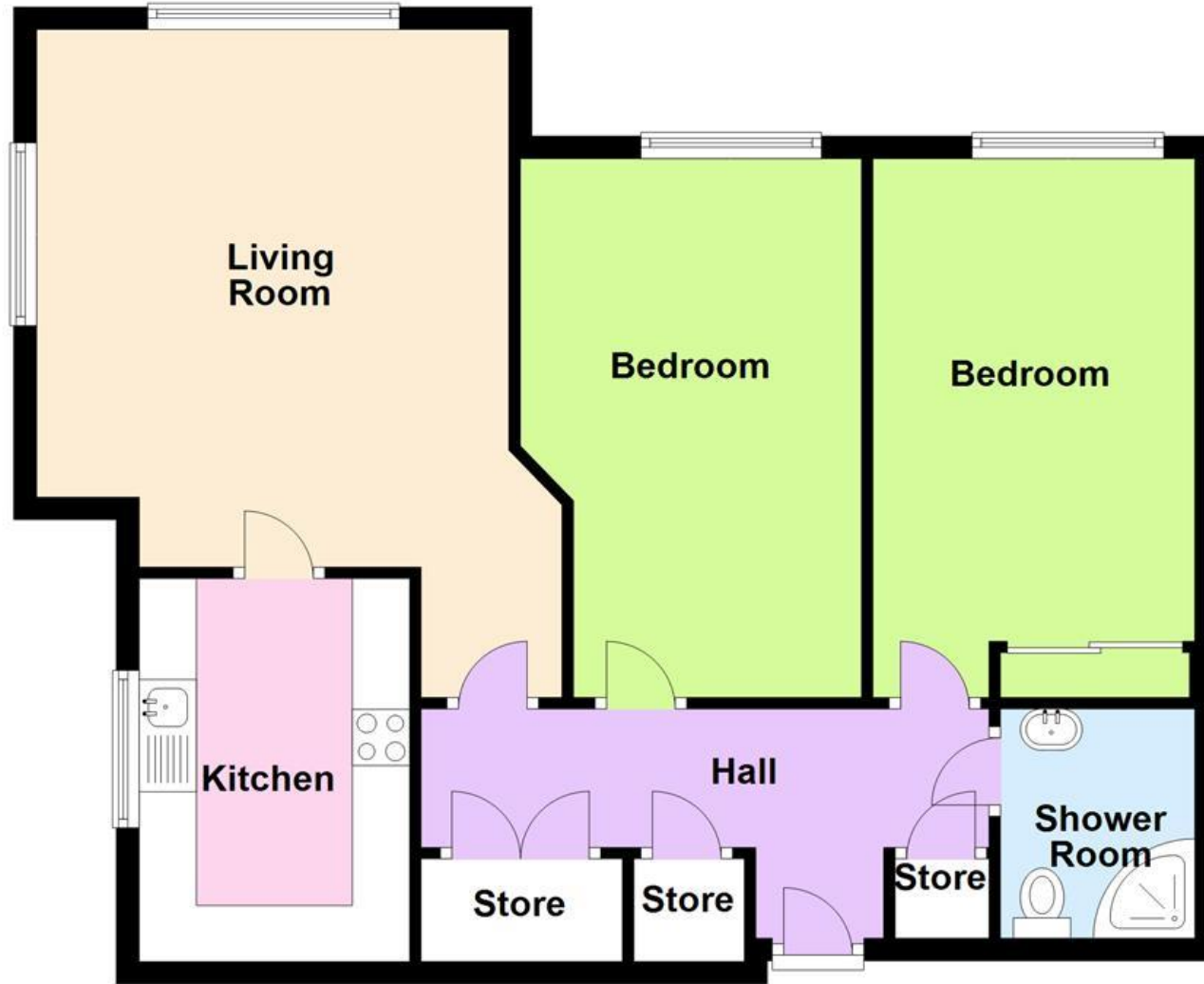
Services connected: Mains electricity, water & drainage  
Council tax band: D  
Tenure: Leasehold  
Ground Rent: £667.94 per annum  
Service Charge: £2,418.14 per annum  
Restrictions: Over 60's development



# 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>		83
(69-80) <b>C</b>	72	
(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

