



12 Steeple Lodge, Church Road,
Sutton Coldfield, B73 5GB

Offers in the Region Of £130,000

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This superbly located, well presented one double bedroom ground floor managed retirement apartment with no onward chain offers an envious proposition for purchasers.

The immaculate bright and airy property boasts a larger than average layout and an exceptional situation close to the residents lounge and communal facilities with views over the communal gardens.

The lounge has a feature fireplace and there is a contemporary fully fitted kitchen with integrated appliances along with a modern shower room and a large shelved storage/airing cupboard.

Conveniently placed and enjoying use of a residents laundry and 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 SUPERBLY LOCATED OVER SIXTIES RETIREMENT FLAT
- ONE GENEROUS DOUBLE BEDROOM WITH BUILT IN WARDROBE
- WELL PROPORTIONED LIVING ROOM WITH ATTRACTIVE VIEWS OVER THE GARDEN
- NO ONWARD CHAIN
- IDEALLY SITUATED FOR THE RESIDENTS LOUNGE AND WELLBEING SUITE
- USE OF COMMUNAL LAUNDRY
- ON SITE MANAGEMENT AND EMERGENCY INTERCOM SYSTEM
- MODERN SHOWER ROOM





Property Specification

WELL PRESENTED SUPERBLY LOCATED OVER SIXTIES
RETIREMENT FLAT

The property briefly comprises:

Living Room 6.10m (20') x 4.23m (13'10")

Kitchen 2.76m (9'1") x 2.03m (6'8")

Bedroom 5.36m (17'7") x 2.77m (9'1")

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

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: 13th September 2022

Viewer's Note:

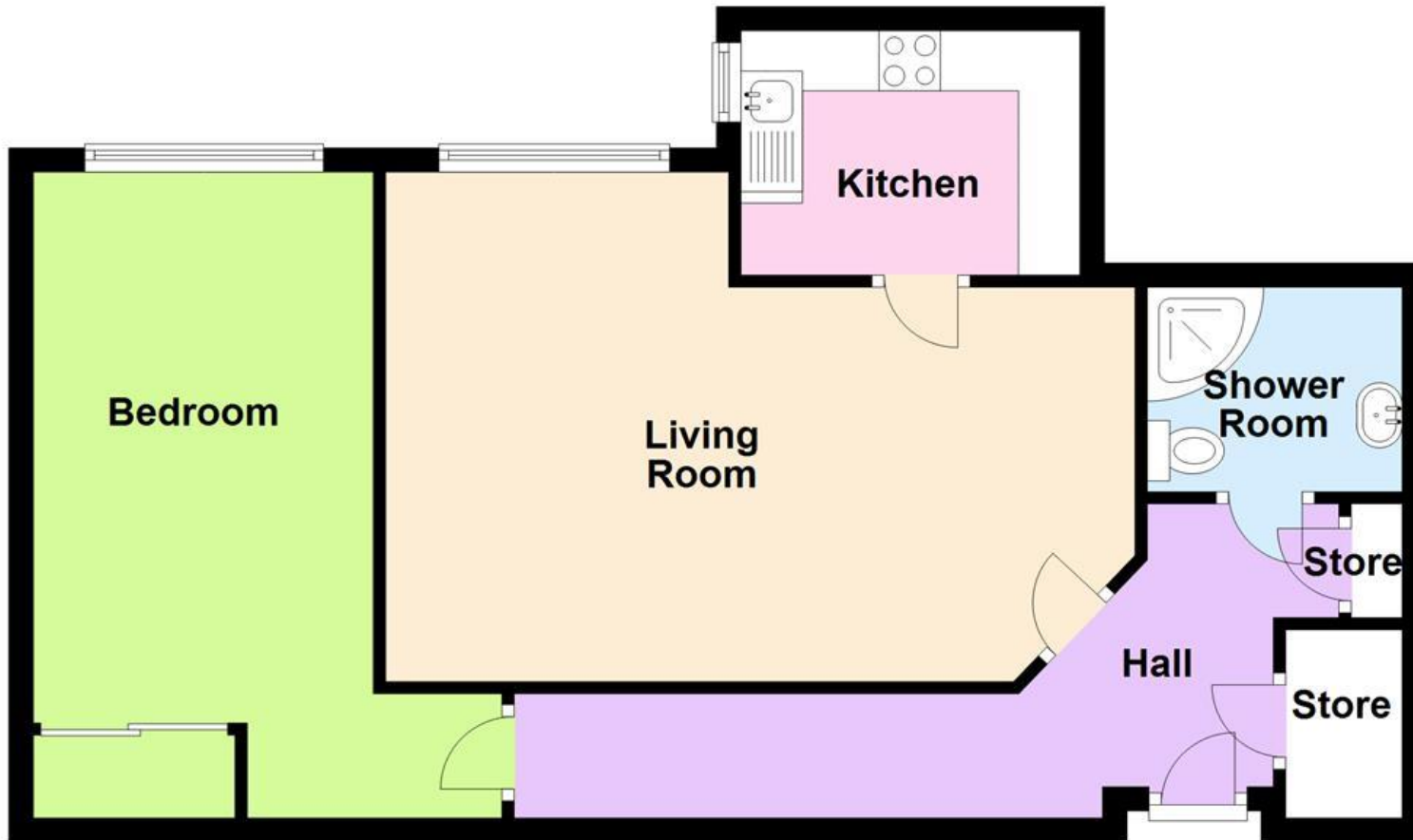
Services connected: Mains electricity, water & drainage
Council tax band: C

Tenure: Leasehold 114 years remaining
Ground Rent: £638 per annum
Service Charge: £2352 per annum

Floor Plan

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

Floor Plan



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

