



Church Road,  
Sutton Coldfield, B73 5GB

**£125,000**

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This superbly located, well presented one double bedroom second floor managed retirement apartment benefits from lift access, no onward chain and offers an envious proposition for purchasers.

The immaculate bright and airy property boasts an enviable layout with most generous bedroom having additional dressing area and fitted wardrobe.

Residents enjoy use of a communal lounge and kitchen, laundry and facilities including a well being suite and communal gardens. The lounge has a feature fireplace and there is a contemporary fitted kitchen with integrated appliances along with a modern shower room and a large storage cupboard.

Conveniently placed within close proximity of Boldmere high street, in the shadow of St Michael's church, it must be seen to be appreciated.





## Property Specification

SUPERBLY PROPORTIONED RETIREMENT APARTMENT  
SECOND FLOOR WITH LIFT AND STAIRS ACCESS  
MOST GENEROUS BEDROOM WITH DRESSING AREA AND  
WARDROBE  
WELL PROPORTIONED LIVING ROOM  
FITTED KITCHEN AND SHOWER ROOM

Hall

Kitchen 2.29m (7'6") x 2.18m (7'2")

Living Room 5.61m (18'5") x 2.32m (7'7")

Bedroom 6.68m (21'11") x 2.77m (9'1")

Shower Room

### 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: 28th March 2024

### Viewer's Note:

Services connected: Electric, Water and Mains Drainage  
Council tax band: C  
Tenure: Leasehold tbc years remaining  
Ground Rent: tbc  
Service Charge: tbc  
Restrictions: Over 60s

# Floor Plan

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



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

