



Homehall House, Upper Holland Road,  
Sutton Coldfield, B72 1RD

**£85,000**

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This superbly located one bed ground floor retirement flat is ideally situated close to the heart of Sutton Coldfield town centre enjoying many local amenities including superior transport links, shopping and entertainment.

Offering the advantage of on-site management, emergency pull cords, communal lounge, laundry and parking the accommodation includes a modern fitted kitchen, re-fitted shower room, double bedroom with fitted wardrobe and generous living room with direct garden access. An early viewing is essential in order to avoid disappointment.





## Property Specification

SUPERB GROUND FLOOR RETIREMENT FLAT  
LIVING ROOM WITH PRIVATE ACCESS TO FRONT GARDEN  
ONE DOUBLE BEDROOM WITH BUILT IN WARDROBES  
GOOD SIZE LIVING ROOM WITH KITCHEN OFF  
MODERN SHOWER ROOM

Hall

A/C

Kitchen 2.18m (7'2") x 1.61m (5'3")

Living Room 5.32m (17'5") x 3.18m (10'5")

Bedroom 4.30m (14'1") x 2.63m (8'8")

Shower Room

### Agent's Note:

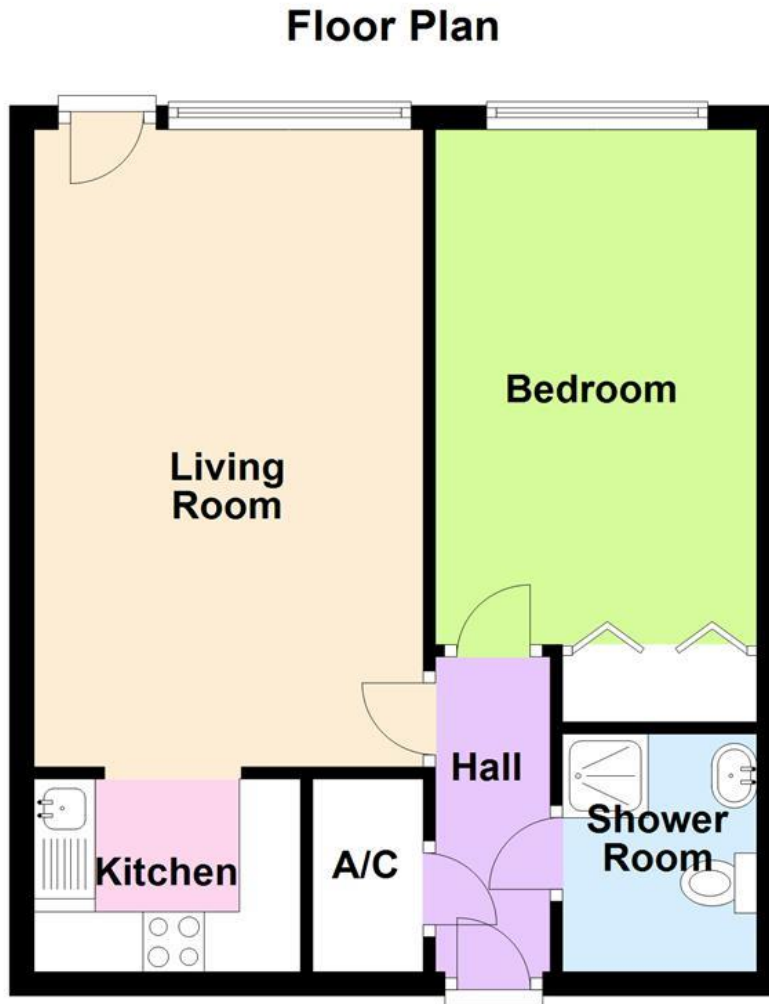
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Came on the market: 21st May 2024

### Viewer's Note:

Services connected: Electric, Water and Drainage  
Council tax band: B  
Tenure: 99 years from 1984  
Ground Rent: £454  
Service Charge: £2362  
Restrictions: Over 60s

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

