



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

Offers Over £174,999

Sutton Coldfield

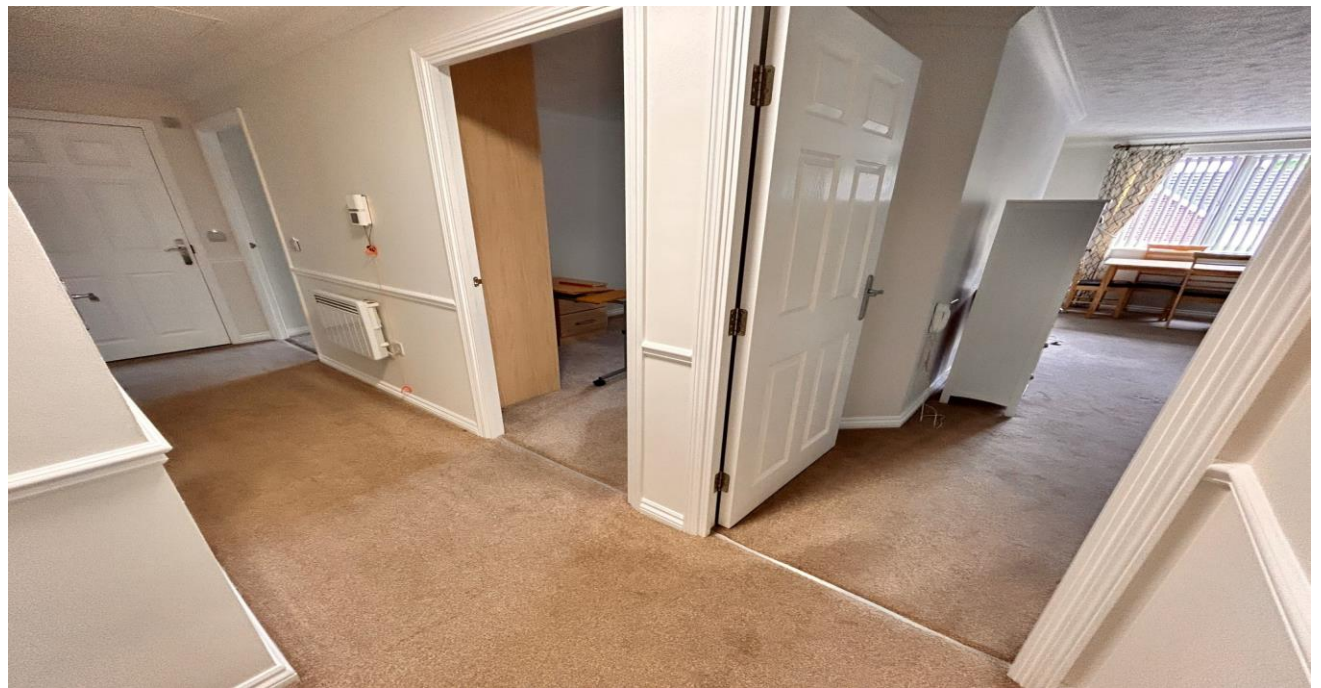
Offers Over £174,999

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This recently improved generously proportioned second floor two double bed retirement apartment is conveniently situated in a sought after development close to Boldmere high street with access to a wealth of desirable amenities.

Offering no onward chain the accommodation boasts an attractive living room with views over the grounds having a fitted kitchen off and two double bedrooms built in storage and a family bathroom.

Outside the property benefits from well kept communal gardens and off-road parking with use of facilities within Steeple Lodge including a communal lounge with kitchen laundry room, well being suite and guest accommodation along with on site management.





Property Specification

WELL PROPORTIONED SECOND FLOOR RETIREMENT FLAT
LIFT AND STAIR ACCESS
TWO DOUBLE BEDROOMS
GENEROUS LIVING ROOM WITH FITTED KITCHEN OFF
MODERN SHOWER ROOM

Hall

Store Room

Utility Cupboard 1.20m (3'11") x 0.82m (2'8")

Living Room 6.08m (19'11") x 3.56m (11'8")

Bedroom 1 4.83m (15'10") x 2.79m (9'2")

Bedroom 2 4.89m (16'1") x 2.80m (9'2") max

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: 5th June 2024

Viewer's Note:

Services connected: Electric, water & drainage
Council tax band: D

Tenure: Leasehold
Ground Rent: £667.94 per annum
Service Charge: £1,731.98 per annum

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		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

