



Church Road,  
Sutton Coldfield, B73 5GB

Offers in the Region Of £175,000



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This superbly located well proportioned two double bedroom first floor managed retirement apartment with lift access offers an enviable proposition for purchasers. The immaculate bright and airy property boasts an exceptional situation with views over the communal gardens.

The lounge has a feature fireplace and dual aspect windows, there is a contemporary fully fitted kitchen with integrated appliances.

The modern shower room is complemented by an additional guest cloakroom and large shelved storage/airing cupboard.

Conveniently placed and enjoying a residents lounge, which holds regular social events, along with a well-being suite laundry and residents car park all within close proximity to Boldmere high street, in the shadow of St Michael's church, it must be seen to be appreciated.







### 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: 14th August 2024

## Property Specification

SUPERBLY LOCATED WELL PROPORTIONED RETIREMENT  
 FLAT  
 TWO DOUBLE BEDROOMS  
 GOOD SIZE LIVING ROOM  
 FITTED KITCHEN WITH INTEGRATED APPLIANCES  
 MODERN STYLE SHOWER ROOM AND SEPARATE GUEST

### Hall

Bedroom 1 4.93m (16'2") x 2.79m (9'2")

Bedroom 2 4.93m (16'2") x 2.64m (8'8")

### WC

### Cloaks

### Shower Room

Living Room 6.05m (19'10") x 3.59m (11'9")

Kitchen 2.34m (7'8") x 2.34m (7'8")

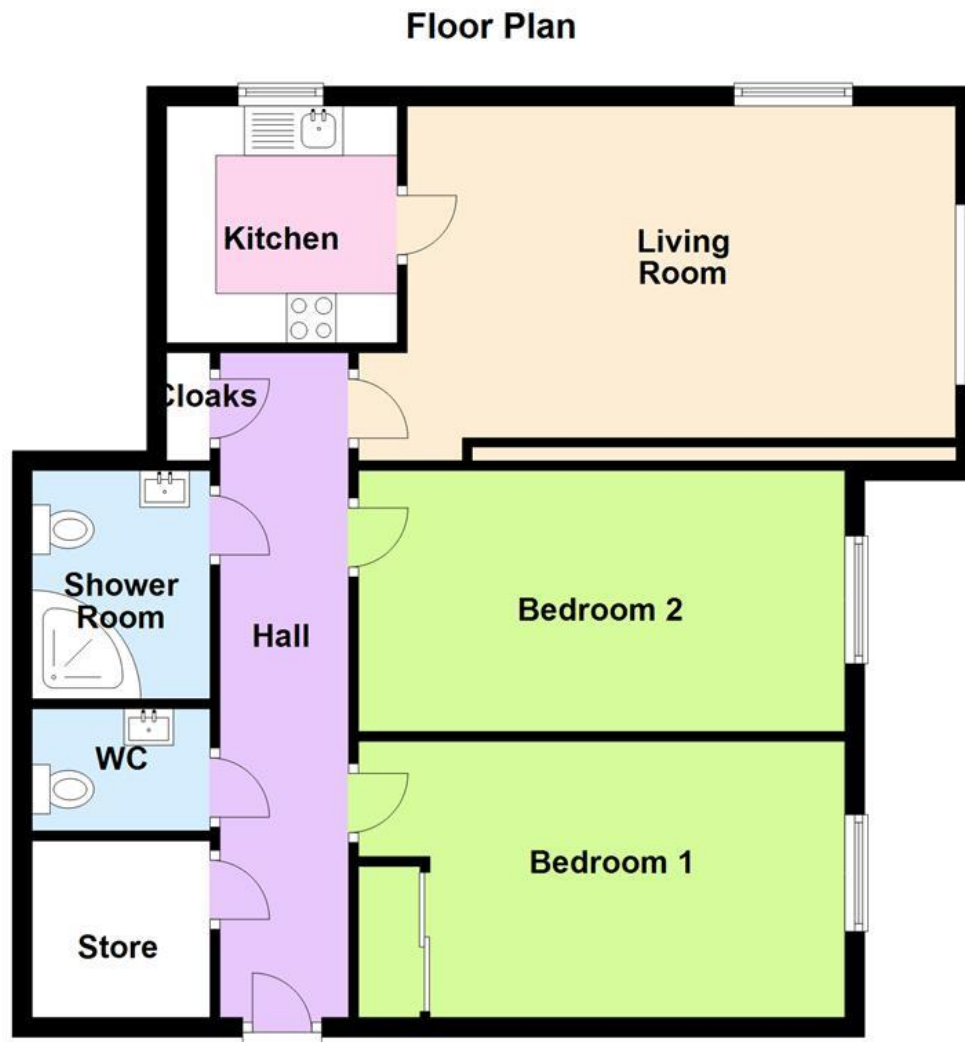
### Store

### Viewer's Note:

Services connected:  
 Council tax band: D  
 Tenure: Leasehold  
 years remaining - TBC

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

## Map Location