



Pegasus Court, Hill Village Road,  
Sutton Coldfield, B75 5BH

Offers in Excess of £290,000

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Set on this prestigious development of retirement apartments on Hill Village Road, this generously proportioned first floor apartment must be viewed to be appreciated.

Approached via the communal entrance hall with security intercom system, the development offers a residents' lounge, fitness room, estate manager, as well as beautiful communal gardens. Inspection of the apartment reveals an entrance hallway, with multiple generous store cupboards.

The large lounge with feature fireplace boasts a Juliette balcony, overlooking the communal gardens to the front and also offers plentiful space for a small dining table. Also leading from the lounge is the fitted kitchen, with a range of wall and base units and integrated appliances. Bedroom one is complimented with an ensuite bathroom and fully fitted furniture all round including 2 wardrobes and a built in wardrobe / cupboard. Bedroom two is a double bedroom, could be used as a guest bedroom/study. Completing the internal accommodation is a principal shower room which is fully tiled.

Outside there are well tended and beautiful communal gardens and a communal parking area. Offering peace of mind, as well as independent living, Pegasus court must be viewed to be appreciated.

Local Amenities There is an array of shops, bistros, restaurants, bars, doctors surgeries, dental practices and hairdressers. The property is located on a road which provides easy access to Sutton Coldfield, Lichfield, Birmingham, Tamworth, there is A38, M42, M6 toll and the A5 all within 3mile radius.





## Property Specification

FIRST FLOOR APARTMENT  
LOUNGE/DINER WITH JULIETTE BALCONY  
TWO BEDROOMS  
ALLOCATED PARKING SPACE  
WELL FITTED KITCHEN

**Living/Dining Room**  
22' 3" x 11' 3" (6.78m x 3.43m)

**Kitchen**  
9' 5" x 7' 9" (2.87m x 2.36m)

**Bedroom One**  
19' 7" x 9' 6" (5.96m x 2.89m)

**Ensuite**  
6' 4" x 7' 2" (1.93m x 2.18m)

**Bedroom Two**  
12' 5" x 9' 3" (3.78m x 2.82m)

**Bathroom**  
8' 10" x 6' 4" (2.69m x 1.93m)

### 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:

### Viewer's Note:

Services connected: Electric, Water, Drainage  
Council tax band: E  
Tenure: 125 years remaining, lease from July 2002  
Ground Rent: TBC  
Service Charge: TBC

# Floor Plan

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

## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

