



Owen Court, Hollyfield Road,
Sutton Coldfield, B75 7SG

Offers in the Region Of £190,000

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A fabulous first floor apartment on this sought after retirement complex catering for the over 60's, close to all amenities and excellent bus routes to Sutton Coldfield and Birmingham city centre.

The property has a security intercom system giving access to communal lounge and reception area.

A lift takes you to this first floor apartment, where a welcoming reception hall leads into the spacious, light and airy lounge, with modern style electric heater.

The kitchen is well equipped and recently refitted, with integral appliances and a window with views to the side aspect.

The two good sized bedrooms both have a range of wardrobes installed by the present homeowner and again, electric heaters.

The bathroom has a walk-in shower and again, has been refitted with a modern white suite.

There are carpets fitted throughout and viewings are highly recommended on the property.





Property Specification

THIS DELIGHTFUL RETIREMENT APARTMENT FOR THE OVER 60'S BRIEFLY COMPRISES;

Hall

Living Room 5.53m (18'2") x 5.30m (17'5")

Kitchen 2.72m (8'11") x 1.72m (5'8")

Bedroom 1 4.01m (13'2") x 3.33m (10'11")

Bedroom 2 3.91m (12'10") x 2.76m (9'1")

Bathroom

Agent's Note:

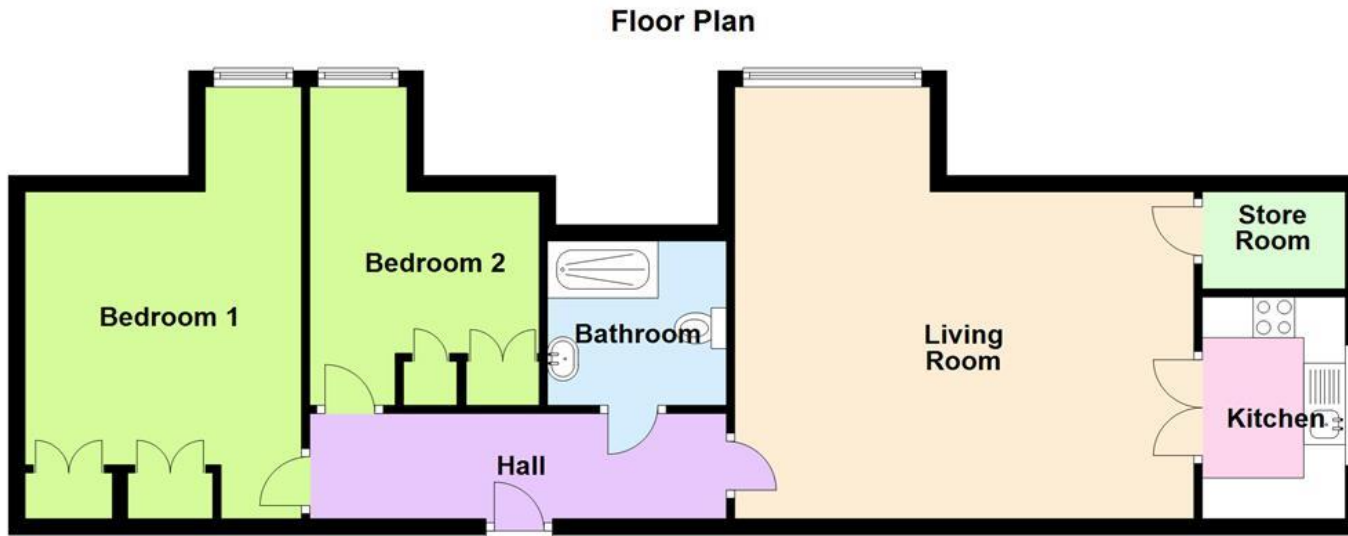
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 22nd January 2024

Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: D
Tenure: Leasehold 107 years remaining
Lease from 1st October 2006
Ground Rent: £460 p.a.
Service Charge: £4654 p.a. Parking charge £300 p.a.

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

