



Hargreave Close, Walmley  
Sutton Coldfield, B76 1GR

**£170,000**

# Walmley

£170,000

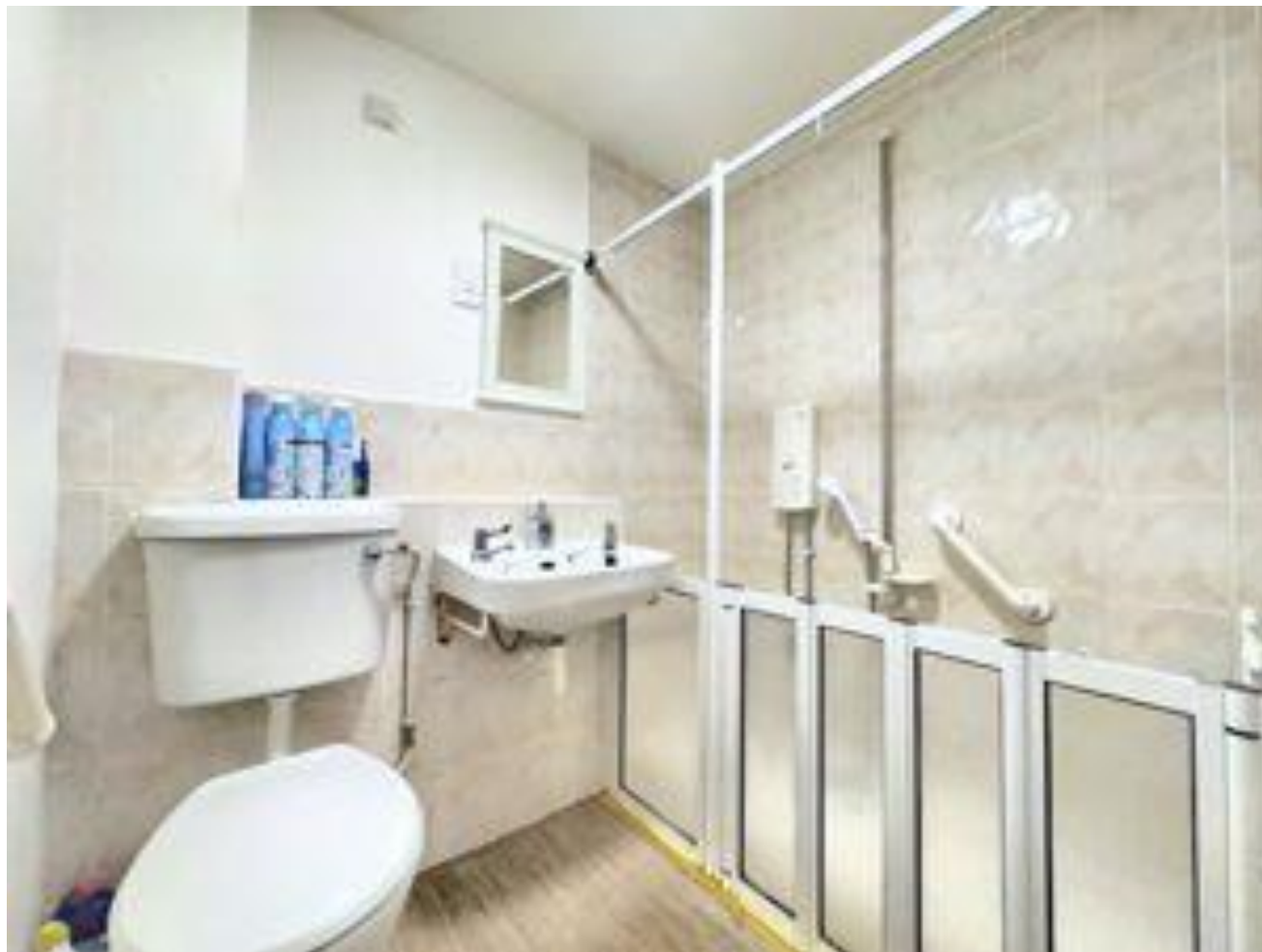


Perfectly situated within a stone's throw away of Walmley Village and in a popular residential location, this fabulous one bedroom retirement bungalow is available for immediate occupation and briefly comprises driveway parking, lounge/diner, fitted kitchen, washroom, and spacious double bedroom. The property benefits from double doors out onto the garden from the lounge and makes a serene space for relaxation and leisure time. The property is located within walking distance to excellent travel links into Sutton Coldfield town centre as well as the heart of Birmingham City Centre. Viewing by appointment recommended.



## Property Specification

SEMI DETACHED BUNGALOW  
NO ONWARD CHAIN  
RETIREMENT PROPERTY  
GARDEN  
LOUNGE/DINING ROOM



### **Agent's Note:**

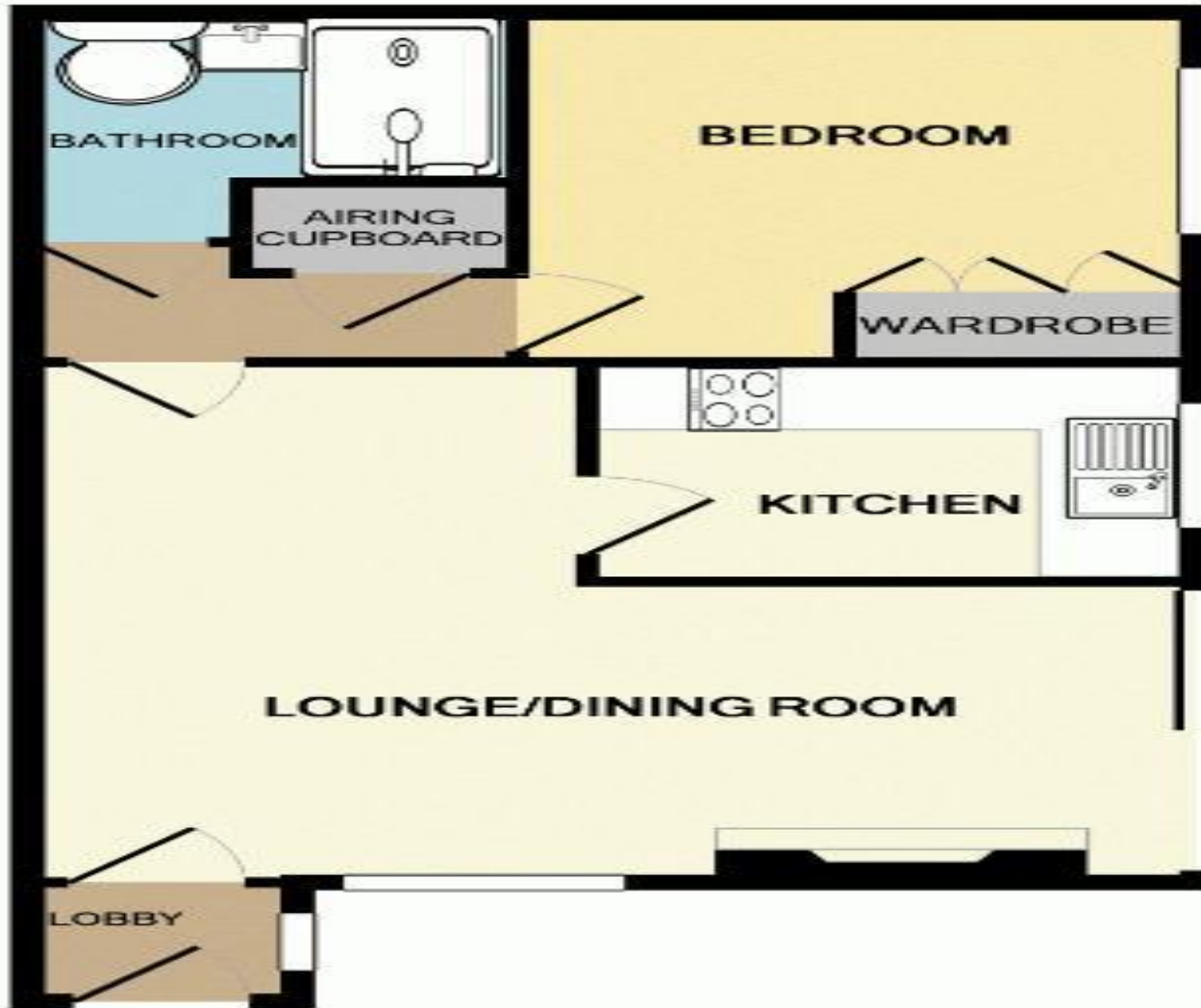
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 14th February 2024

### **Viewer's Note:**

Services connected:  
Council tax band:  
Tenure: Leasehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £1464  
Restrictions:

# 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		94 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

