



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

**£105,000**

# Sutton Coldfield

£105,000



Introducing a charming retirement ground floor apartment in the sought-after location of Sutton Coldfield with no upward chain.

This delightful property boasts a ground floor communal lounge, laundry facilities, well-maintained gardens, a visitors' apartment, and a house manager on site during the day.

Step inside to find a cozy bedroom, lovely lounge, kitchen, and a modern shower room. The patio area offers a peaceful spot to enjoy your morning cup of tea while soaking up the tranquil surroundings. Situated in a tranquil and peaceful community, this property exudes an atmosphere of good community spirit. With excellent property condition and ample visitors' parking, this retirement apartment presents a comfortable and inviting living space for those looking to enjoy their golden years in style.

Located in the charming town of Sutton Coldfield, residents can enjoy easy access to local amenities, green spaces, and a warm community atmosphere. With plenty of nearby points of interest, including parks, shops, post office and restaurants, this property offers the perfect combination of convenience and comfort.

Don't miss the opportunity to view this retirement ground floor apartment in Sutton Coldfield - a perfect place to call home in your retirement.

Contact us today to arrange a viewing.





## Property Specification

NO UPWARD CHAIN  
GROUND FLOOR  
ONE DOUBLE BEDROOM  
LOUNGE  
SHOWER ROOM

Lounge 17' 4" x 8' 9" (5.28m x 2.66m)

Kitchen 9' 0" x 5' 7" (2.74m x 1.70m)

Bedroom 15' 5" x 8' 8" (4.70m x 2.64m)

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: 5th September 2024

### Viewer's Note:

Services connected: Electric, water & drainage  
Council tax band: C  
Tenure: Leasehold - 125 year lease from October 2006  
Ground Rent: £394 per annum  
Service Charge: £3139 per annum  
Restrictions: Development for over 60's

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

## Map Location

