



Checkley Court, Checkley Croft,
Sutton Coldfield, B76 1GE

£120,000

Walmley

£120,000

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Welcoming to the market this perfect opportunity to purchase this Two Bedroom First Floor retirement flat on the popular Checkley Court development in Walmley.

Upon entry you are welcomed by a hallway giving you access to the two good-sized bedrooms, the main bedroom consisting of built in wardrobes. The bathroom has a corner shower cubicle, hand wash unit, WC and a bidet. The kitchen consists of an array of wall and base units, plenty of countertop space, sink unit with side drainer and a cooker. The lounge is a great space with heaters and a balcony overlooking the Walmley Bowling Club.

The development also has a communal lounge, launderette, communal gardens and communal car parking. There is also a 24 hour emergency pull cord system in the property offering peace of mind.

This OVER 60'S retirement flat is conveniently located close to amenities and public transport links and is offered to the market with the added benefit of no onward chain.





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: 20th November 2024

Property Specification

NO UPWARD CHAIN
TWO BEDROOMS
FIRST FLOOR
SHOWER ROOM
PULL CORD SYSTEM

Kitchen 3.30m (10'10") x 2.40m (7'10")

Lounge 5.43m (17'10") x 4.26m (14')

Balcony 2.45m (8'1") x 0.67m (2'2")

Bedroom 1 5.10m (16'9") x 3.40m (11'2")

Bedroom 2 3.31m (10'10") x 2.80m (9'2")

Shower Room 2.69m (8'10") x 2.39m (7'10")

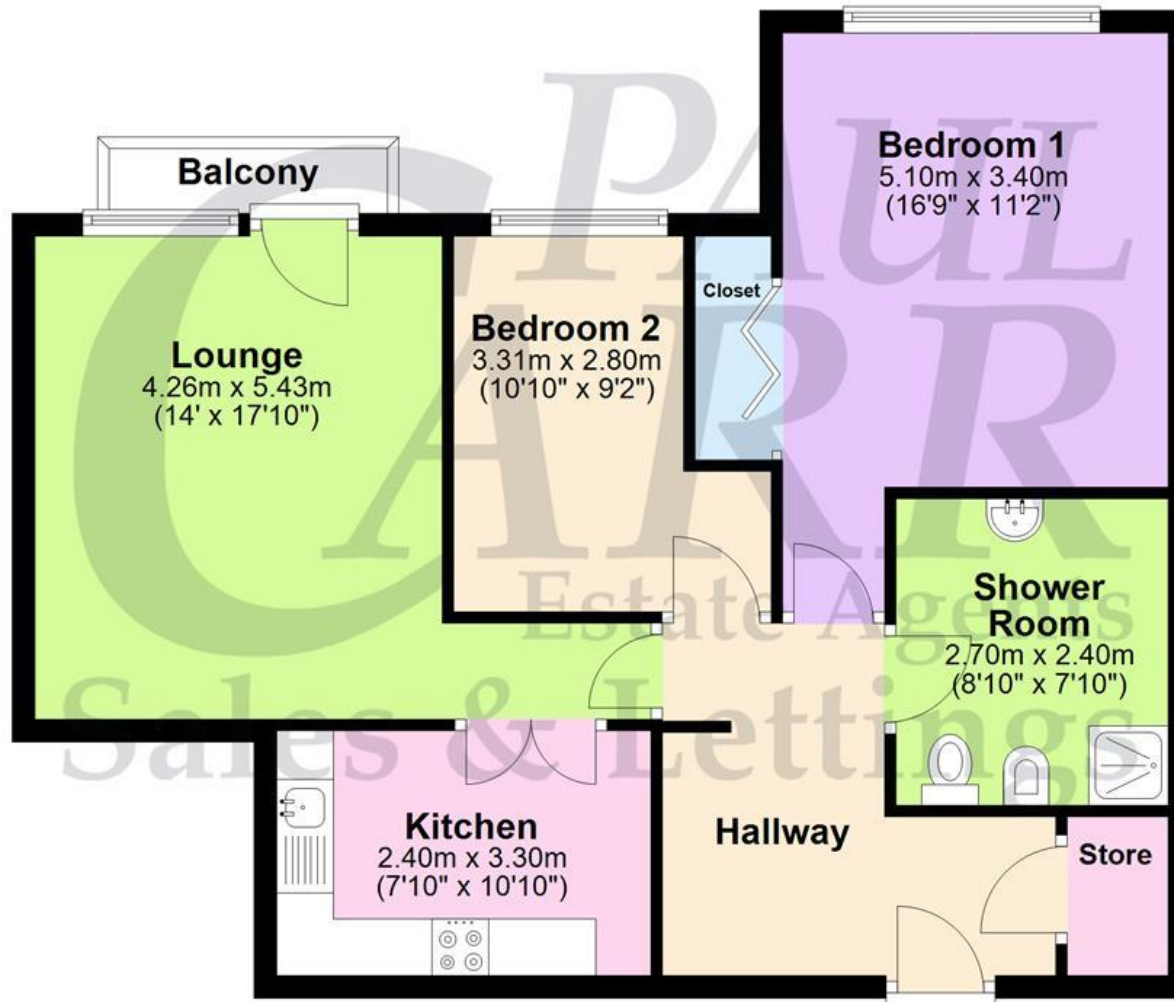
Viewer's Note:

Services connected: Electric, water & drainage
Council tax band: D
Tenure: Leasehold - 100 year lease from December, 1988
Ground Rent: £100 per annum
Service Charge: Awaiting
Restrictions: Development for people over the age of 60.

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

