



Hargreave Close, Walmley
Sutton Coldfield, B76 1GR

Offers in Excess of £200,000

Walmley

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A retirement bungalow set in beautiful communal gardens, situated on a popular development off Calder Drive within easy reach of amenities in Walmley village.

Sutton Coldfield town centre and Good Hope hospital are also close by and easily accessible.

This property benefits from a spacious lounge/diner with patio doors, fitted kitchen, double bedroom with fitted wardrobes, a bathroom and emergency pull cords.

Outside the property is surrounded by well maintained communal gardens and there is an allocated parking space.

Offered for sale with the added benefit of no upward chain, internal viewing is highly recommended.





Property Specification

FABULOUS ONE BED RETIREMENT BUNGALOW
 FITTED KITCHEN
 SPACIOUS LOUNGE/DINER
 COMMUNAL GARDENS
 COMMUNAL LAUNDRY FACILITIES

Entrance Hall 3' 10" x 3' 2" (1.16m x 0.97m)

Lounge 16' 10" x 16' 4" (5.13m x 4.97m)

Kitchen 8' 1" x 6' 6" (2.46m x 1.98m)

Bedroom 11' 0" x 9' 6" (3.35m x 2.89m)

Bathroom 6' 6" x 6' 5" (1.98m x 1.95m)

Agent's Note:

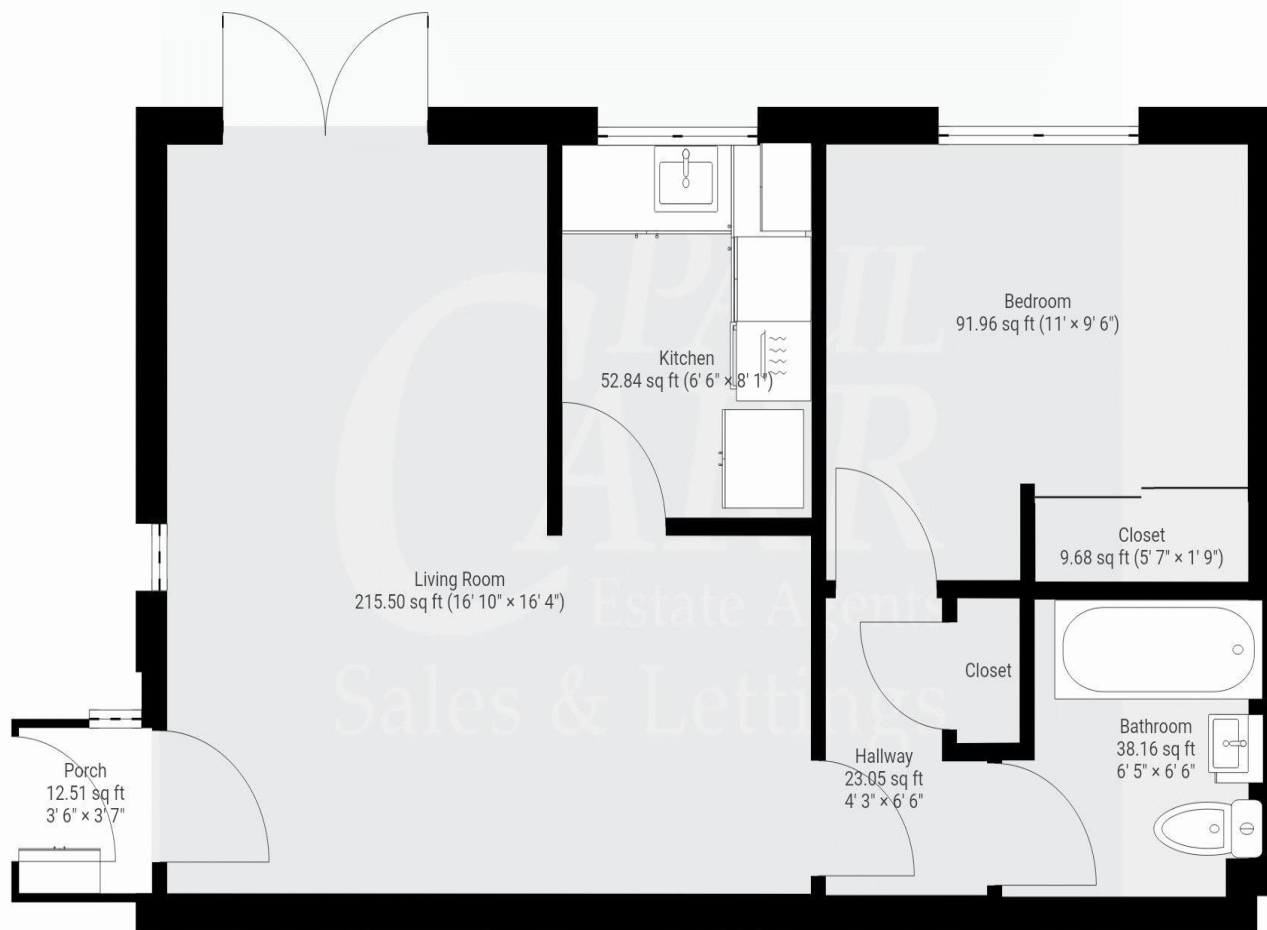
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 27th March 2025

Viewer's Note:

Services connected: Electric, water & drainage
 Council tax band: C
 Tenure: Leasehold - 999 year lease from October 1987
 Ground Rent:
 Service Charge:
 Restrictions: Retirement Property

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		92 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

