



Hargreave Close,
Sutton Coldfield, B76 1GR

Offers in Excess of £190,000

Welcome to Hargreave Close, a beautifully presented end terrace retirement home located in a sought-after residential area near the heart of Walmley Village. This charming property offers a blend of modern convenience and cosy living, perfect for those seeking a comfortable and low-maintenance lifestyle.

Upon entering, you are greeted by a welcoming entrance hall, leading into a spacious yet cosy lounge and conservatory ideal for relaxing or entertaining guests. The beautiful modern fitted kitchen boasts contemporary finishes, offering ample storage and workspace. There are fitted units including oven, microwave, fridge, and dishwasher.

Upstairs, the home features two well-proportioned bedrooms, complemented by a stylish shower room. Additional convenience is provided by a downstairs WC.

Outside, the south-facing patio garden is a delightful space to enjoy the sunshine, while the property also benefits from communal grounds.

Located in a peaceful and friendly community, this retirement home is an excellent choice for those seeking a tranquil yet well-connected setting.

Tenure: We can confirm the property is Leasehold.

Lease Term: 999 year lease from November 1987

Service Charge & Ground Rent: £2,568 per annum

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Living Room 13' 0" x 10' 4" (3.96m x 3.15m)

Kitchen 13' 3" x 7' 9" (4.04m x 2.36m)

Conservatory 9' 9" x 5' 11" (2.97m x 1.80m)

W.C. 6' 2" x 2' 8" (1.88m x 0.81m)

Bedroom 1 11' 4" x 10' 8" (3.45m x 3.25m)

Bedroom 2 9' 2" x 7' 2" (2.79m x 2.18m)

Bathroom 6' 5" x 5' 11" (1.95m x 1.80m)





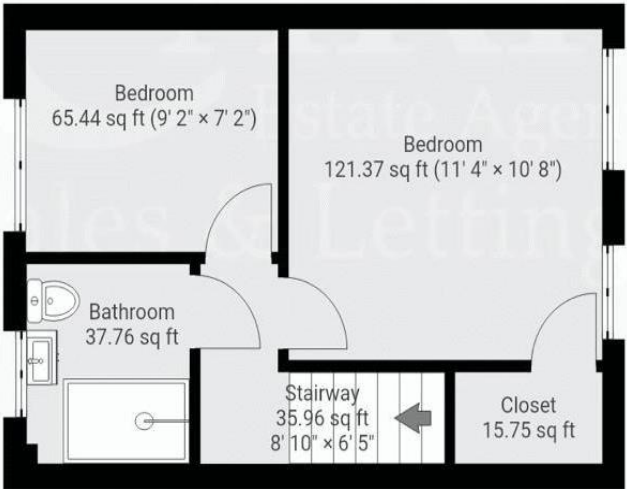
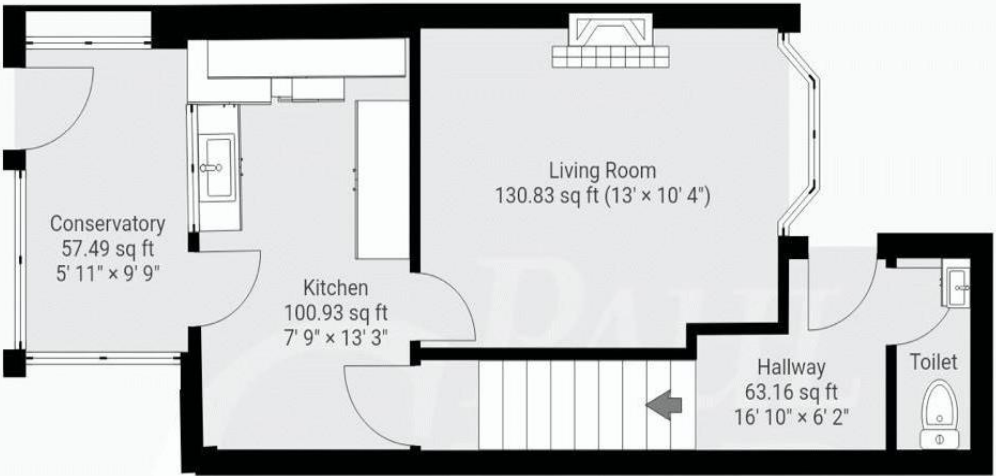
Floor Plan

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

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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