

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A retirement apartment
 - * Located close to Sutton Coldfield town centre
 - * Secure Entrance
 - * Lounge
 - * Kitchen
 - * Double Bedroom
 - * Management scheme
 - * Communal grounds
 - * No upward chain
 - * **** BUYERS INCENTIVE**
- AVAILABLE - The first 12 months service charges will be paid for****



55 Homehall House, Sutton Coldfield, B72 1RD – Offers in the region of £60,000

**** BUYERS INCENTIVE AVAILABLE - The first 12 months service charges will be paid for****

This is a retirement apartment that is leasehold and situated close to many of Sutton Coldfield's many amenities including the shopping centre, public transport and bars and restaurants. The property offers no upward chain and includes a secure entrance, communal lounge and laundry, the apartment has a hallway, lounge, kitchen, double bedroom and shower room. EPC rating C. Council tax band B.

Access is via: A secure entrance with staircase and lift

ENTRANCE HALL with doors into:

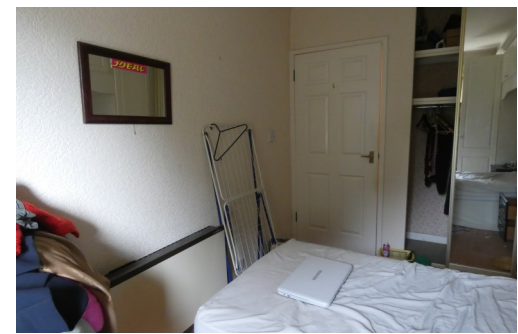
LOUNGE 15'14" X 10'7 Having double glazed window, storage heater, leading to a:

KITCHEN 7'7" x 5'05" Having drawer, base and eye level cupboards, sink and drainer, electric hob and oven

BEDROOM ONE 12'2" x 8'8" min to wardrobe front Having built-in wardrobes, double glazed window, storage heater

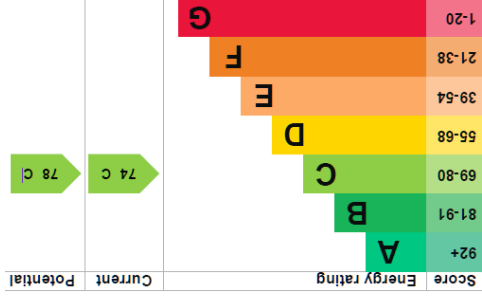
BATHROOM Having panelled bath, wash hand basin and close coupled WC

COMMUNAL GARDENS with lawns, planted trees and beds



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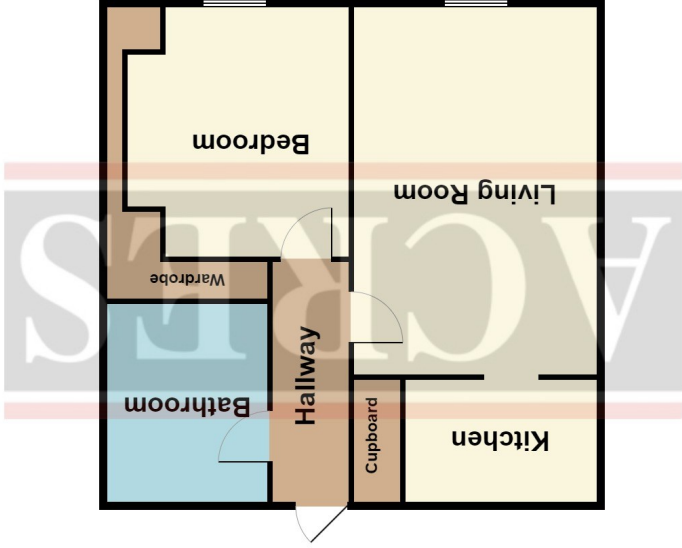




TENURE:
COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

We have been informed by the vendors that the property is Leasehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)
 As per sales particulars.
 Recommended via Acres on 0121 321 2101.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.