

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A very affordable retirement apartment
- * Very close to the centre of Sutton Coldfield
- * Situated on the ground floor
- * Hallway, with large storage cupboard
- * Generous lounge with arch through to Kitchen
- * Double bedroom with built in wardrobe
- * Independent living with the support of a scheme Manager
- * Communal grounds
- * Ground floor
- * No upward chain



Flat 15 Homehall House, 82 Upper Holland Road, Sutton Coldfield, B72 1RXD – Offers in the region of £45,000

This is an incredible buy. You will be purchasing a ground floor retirement apartment close to all of the amenities Sutton Coldfield has to offer including shops, public transport and restaurants. The complex offers support, residents lounge, laundry and everything else you would expect. The apartment offers a secure entrance and communal hallway leading to number 15. There is a hallway, large storage cupboard, lounge with double glazed door out to gardens, open archway into the kitchen, large double bedroom with built in wardrobe and shower room. To have the opportunity to purchase a property such as this in the centre of Sutton Coldfield

Access is via: A secure entrance leading to communal hallway to no.15

RECEPTION DOOR INTO:

HALLWAY Having coving to ceiling, door into storage cupboard, bathroom, bedroom and:

LOUNGE 15'4" x 10'6" Having a large double glazed window and door onto communal garden, coving to ceiling, stylish fire surround with marblesque back and hearth, living effect electric fire, storage heater, open archway into:

KITCHEN 5'4" x 7'2" Having drawer, base and eye level cupboards, electric oven, stainless steel sink and drainer, space for fridge freezer, tiling to walls, coving to ceiling

BEDROOM 12'1" x 8'9" Having double glazed window, built-in wardrobe to rear, electric heater, coving to ceiling

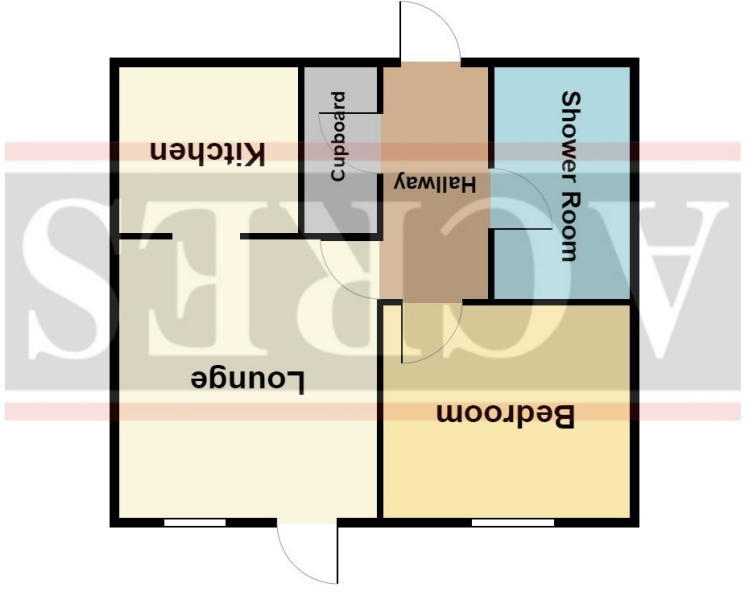
SHOWER ROOM Having a double sized shower cubicle, fitted electric shower, wash hand basin set into a vanity unit, close coupled WC, tiling to walls, wall mounted electric heater, coving to ceiling, tiled floor

COMMUNAL GARDEN Residents amenities including lounge, laundry, pull cord emergency and scheme manager



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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

TENURE:

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

As per sales particulars.
Recommended via Acres on 0121 321 2101.

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.)
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As per sales particulars.

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.