

HUNTERS[®]

HERE TO GET *you* THERE



Hill Village Road

Sutton Coldfield, B75 5BH

Offers Around £335,000



Council Tax: E



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Lounge Diner

24'11" x 17'4" (7.6 x 5.3)

Kitchen

10'9" x 6'2" (3.3 x 1.9)

Bedroom One

16'8" x 13'5" (5.1 x 4.1)

Ensuite

7'2" x 5'6" (2.2 x 1.7)

Bedroom Two

13'1" x 12'9" (4.0 x 3.9)

Bathroom

7'2" x 4'11" (2.2 x 1.5)

Beautifully located with easy access of Mere Green, Butlers Lane railway station, bus stop and Sutton Park, this recently refurbished and immaculately presented penthouse apartment is accessed by electrically operated secure gates, intercom system and lift.

One of just twenty apartments, it has the benefit of an owners lounge, a monitored 24 hours a day 'careline system' and house manager five days a week.

Offered with NO UPWARD CHAIN, the magnificent accommodation has

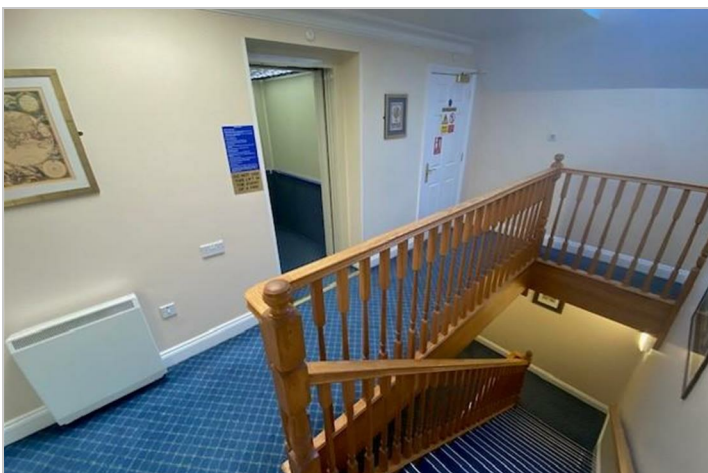
spacious hall with two storage cupboards, living room with fireplace and Juliet balcony, two double bedrooms, en-suite and main bathroom and lovely fitted kitchen.

125 year lease from 2002

Service Charge £2241.45 per six months

Ground Rent £199.50 per six months

Pegasus Court requires at least one apartment owner to be over the age of 60 with any second owner being over the age of 55.



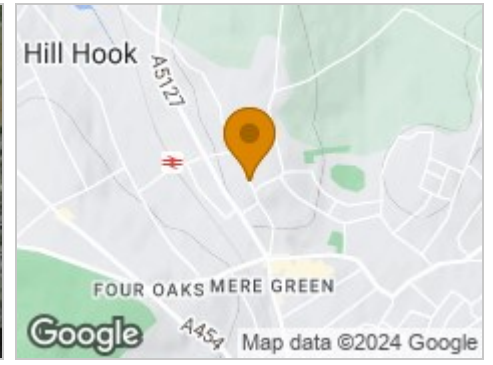
Road Map



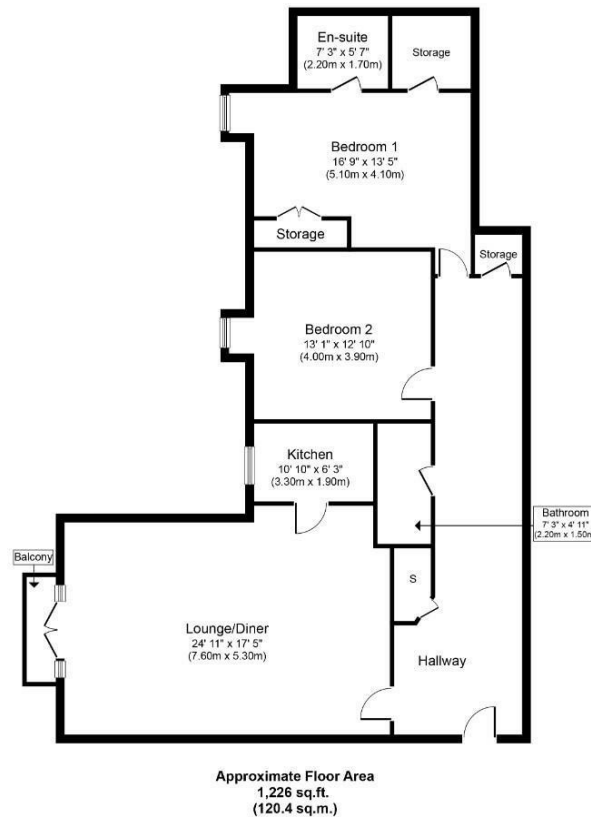
Hybrid Map



Terrain Map



Floor Plan

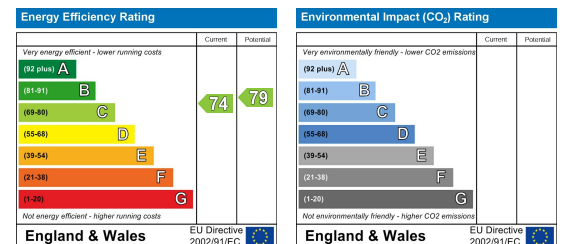


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.