



**31 Lower Queen Street, Sutton Coldfield**

**Asking Price £130,000**

**HUNTERS®**

HERE TO GET *you* THERE

- OFFERED WITH NO UPWARD CHAIN
- Ground Floor Retirement Apartment
  - Fitted Kitchen
- Convenient Parking - Close to Front Door

- Excellent Town Centre Location
  - Two Bedrooms
  - Bathroom with Shower
  - Council Tax Band C

This superbly located retirement apartment for the over 60's benefits from convenient parking and is situated in the heart of Sutton Coldfield's town centre, perfect for local shops, cafés and public transport. Enjoying double glazing, electric heating and well kept communal gardens, the property offers a fantastic community for the over 60's.

The accommodation has hall entrance with cupboard and airing cupboard, two excellent bedrooms, bathroom with shower, kitchen with hob and pantry, living room with electric feature fireplace and double doors opening to lovely patio area.


Outside boasts a well maintained communal garden, bin store and secure gated parking.

Service charge: £193.60pcm  
Lease term remaining: Awaiting confirmation



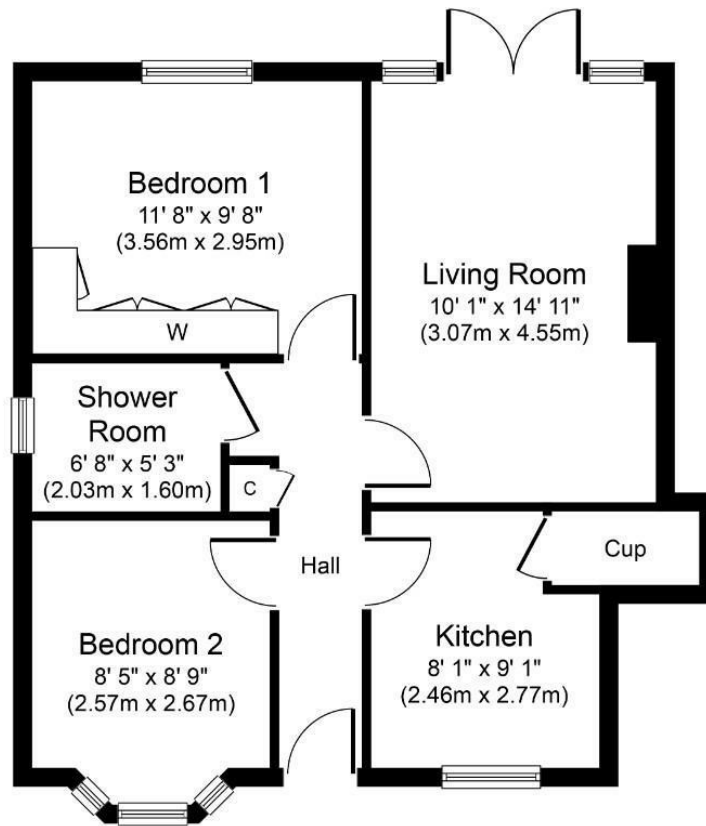
## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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



Approximate Floor Area  
533 sq. ft.  
(49.6 sq. m.)

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.



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