

# HUNTERS<sup>®</sup>

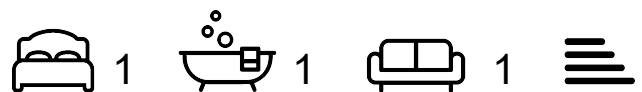
HERE TO GET *you* THERE



## Penns Lane

Sutton Coldfield, B72 1AY

Offers Over £75,000



Council Tax: A



# 27 Riland Court Penns Lane

Sutton Coldfield, B72 1AY

Offers Over £75,000



Situated on the corner of Penns Lane and Beech Hill Road, this retirement property offers independent living, has an extended lease and an in house Scheme Manager. Access is via a secure entrance, with stair lifts on all stairs. Enjoying the benefit of double glazing and electric heating, the property comprises;

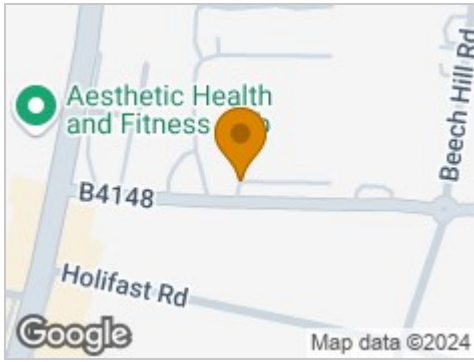
Hall with fitted cloaks cupboard and access to loft space, living room having wall mounted electric fire, kitchen/breakfast room having a range of fitted units, double bedroom and shower room having a double sized shower cubicle.

This lovely apartment has a residents lounge, laundry, lovely communal gardens and parking.





## Road Map



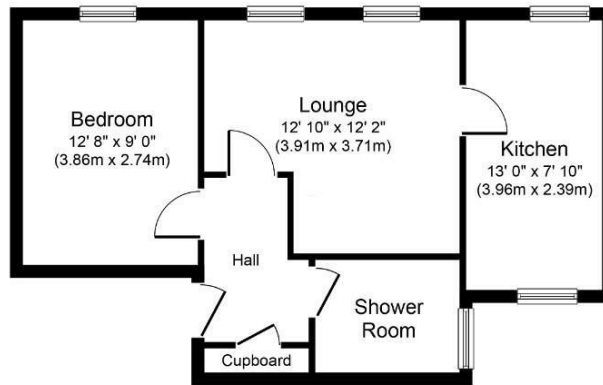
## Hybrid Map



## Terrain Map



## Floor Plan



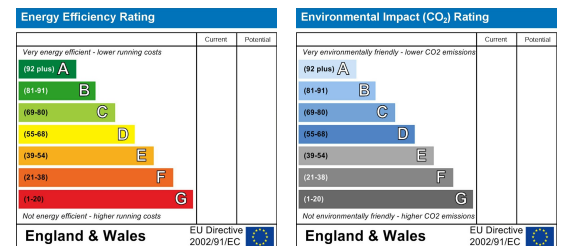
Approximate Floor Area  
456 sq. ft.  
(42.4 sq. m.)

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.

## 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.