Paul Carr Estate Agents
Sales & Lettings

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Checkley Court,
Sutton Coldfield, B76 1GE

Offers in the Region Of £80,000

Sutton Coldfield

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Welcoming to the market this perfect opportunity to purchase this Two Bedroom First Floor retirement flat on the popular Checkley Court development.

Upon entry you are welcomed by a hallway giving you access to the two good-sized bedrooms, the main bedroom consisting of built in wardrobes.

The bathroom has a corner shower cubicle, hand wash unit, WC and a bidet.

The kitchen consists of an array of wall and base units, plenty of countertop space, sink unit with side drainer and a cooker.

The lounge is a great space with heaters and a balcony overlooking the Walmley Bowling Club.

This OVER 60’S Retirement flat is offered to the market with no onward chain.

Property Specification

NO UPWARD CHAIN
TWO BEDROOMS
FIRST FLOOR
SHOWER ROOM
PULL CORD SYSTEM

Kitchen 3.30m (10'10") x 2.40m (7'10")

Lounge 5.43m (17'10") x 4.26m (14')

Balcony 2.45m (8'1") x 0.67m (2'2")

Bedroom 1 5.10m (16'9") x 3.40m (11'2")

Bedroom 2 3.31m (10'10") x 2.80m (9'2")

Shower Room 8' 10" x 7' 10" (2.69m x 2.39m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 22nd April 2025

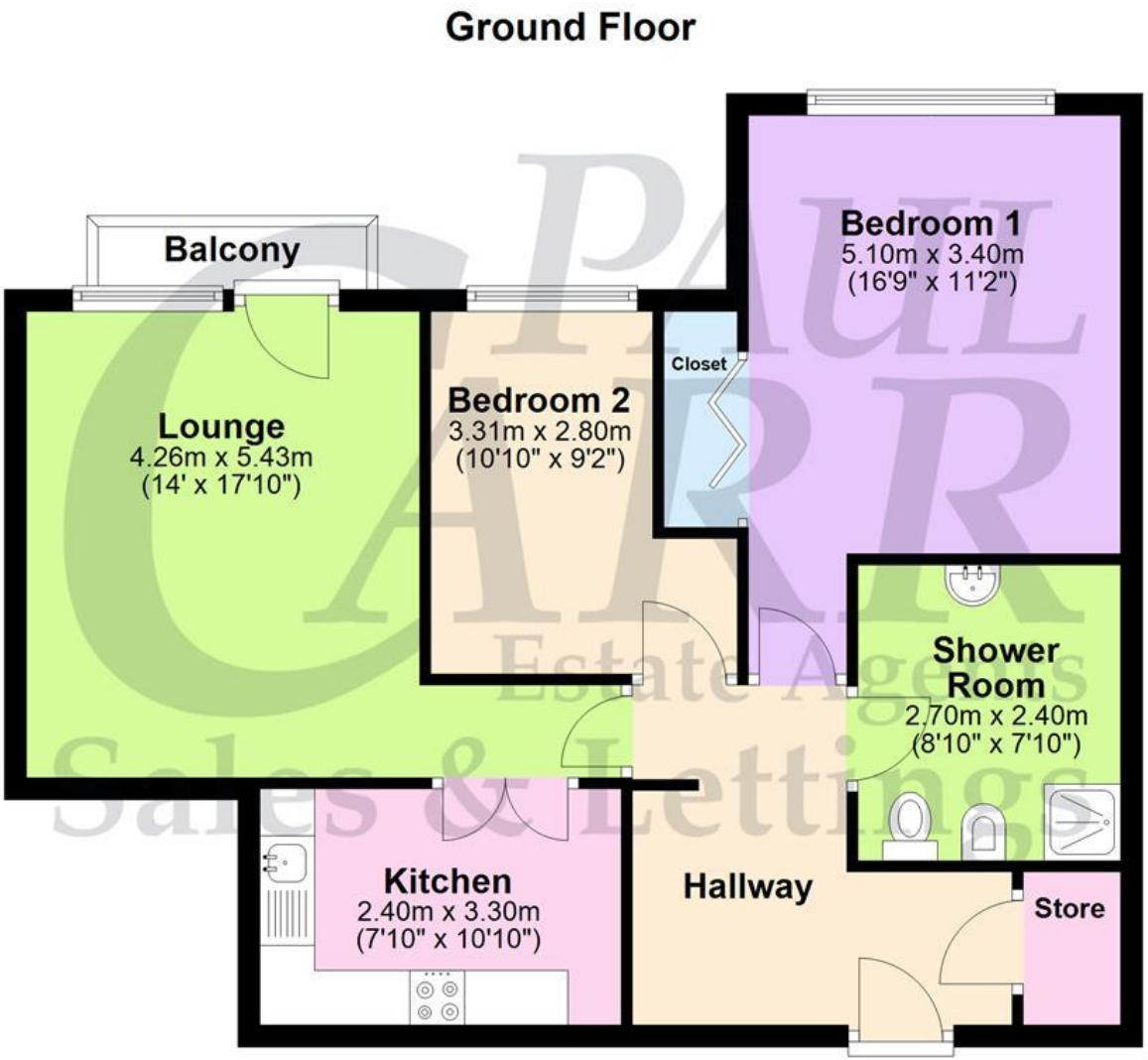
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £57 including VAT applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

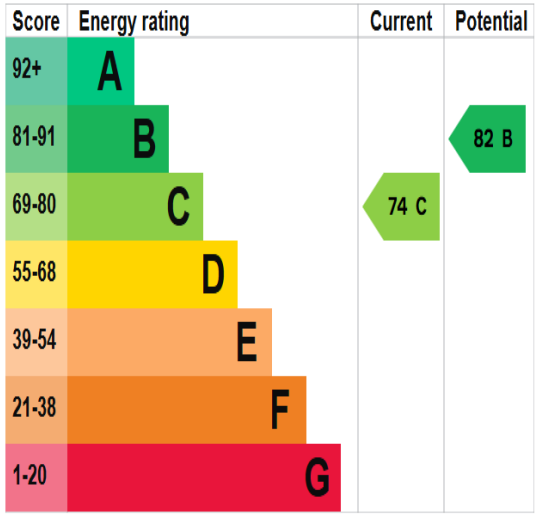
Services connected: Electric, water & drainage
Council tax band: D
Tenure: Leasehold
Ground Rent:
Service Charge:
Restrictions: Retirement development for over 60's

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman