Walmley | 0121 351 4000 | Walmley@paulcarrestateagents.co.uk

Hargreave Close,
Sutton Coldfield, B76 1GR

£190,000

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Welcome to Hargreave Close, a beautifully presented end terrace retirement home located in a sought-after residential area near the heart of Walmley Village. This charming property offers a blend of modern convenience and cosy living, perfect for those seeking a comfortable and low-maintenance lifestyle. Upon entering, you are greeted by a welcoming entrance hall, leading into a spacious yet cosy lounge and conservatory ideal for relaxing or entertaining guests. The beautiful modern fitted kitchen boasts contemporary finishes, offering ample storage and workspace. There are fitted units including oven, fridge, and dishwasher. There is also an added benifit of a bright conservatory with views of the communal gardens. Upstairs, the home features two well-proportioned bedrooms, and family bathroom. Additional convenience is provided by a downstairs WC. Outside, the south-facing patio garden is a delightful space to enjoy the sunshine, while the property also benefits from communal grounds. Located in a peaceful and friendly community, this retirement home is an excellent choice for those seeking a tranquil yet well-connected setting. Contact us today to arrange a viewing!

Property Specification

DESIRABLE LOCATION
EXCLUSIVE LIVING DESIGNED FOR THE OVER 60'S
EXCELLENT LOCAL AMENITIES
EMERGENCY PULL CORDS TO ALL ROOMS
DRIVEWAY

Hall

WC 6' 8" x 2' 5" (2.03m x 0.74m)

Lounge 12' 11" x 10' 5" (3.93m x 3.17m)

Kitchen/diner 13' 11" x 7' 9" (4.24m x 2.36m)

Conservatory 9' 10" x 6' 0" (2.99m x 1.83m)

Landing

Bedroom 1 11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom 2 9' 1" x 7' 3" (2.77m x 2.21m)

Bathroom 6' 0" x 6' 5" (1.83m x 1.95m)

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: 13th August 2026

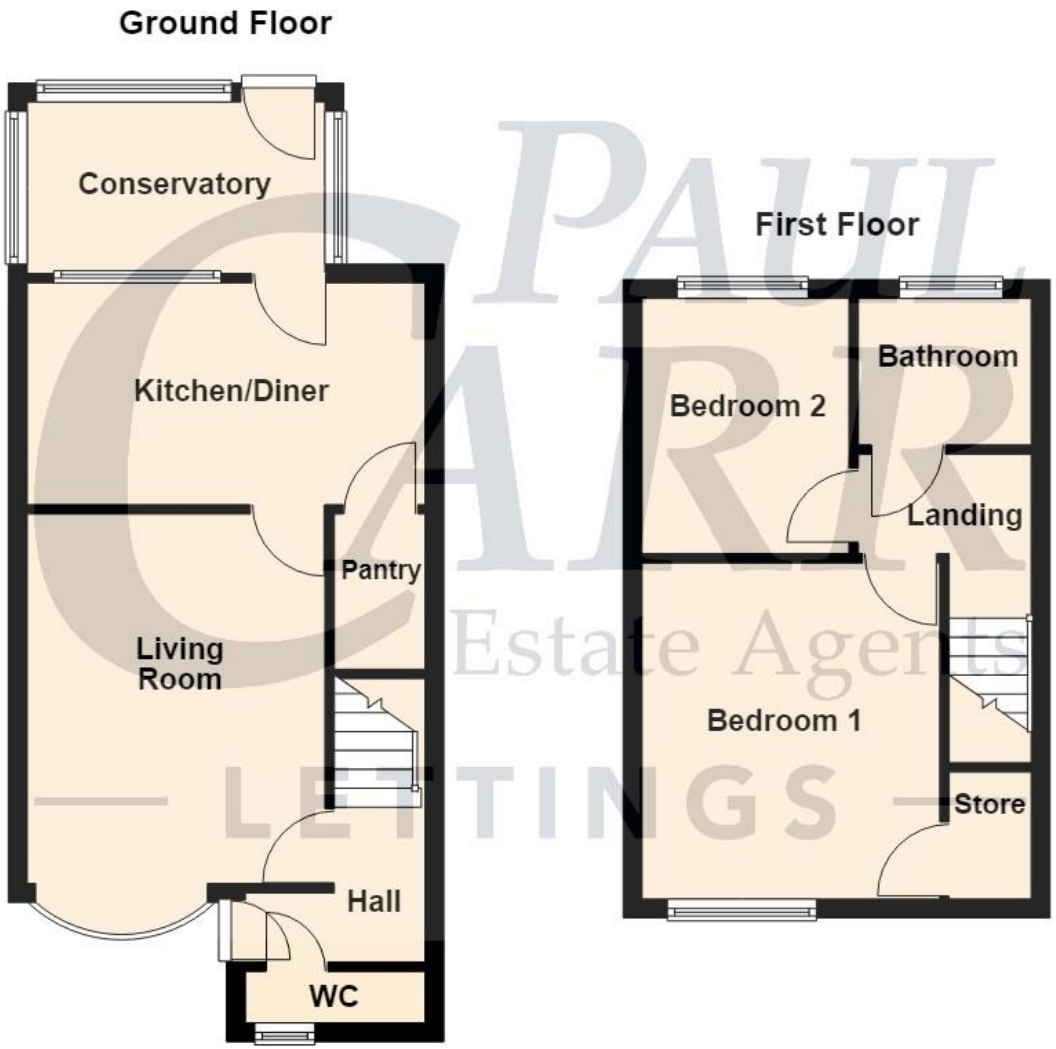
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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:

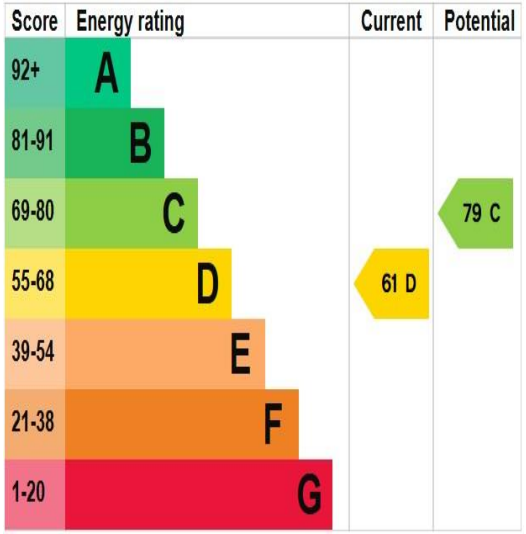
Council tax band: C
Tenure: Leasehold 960 years remaining
Service Charge: £3060.00

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