



Hargreave Close, Walmley
Sutton Coldfield, B76 1GR

Offers in the Region Of £150,000

Walmley

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This is a superb retirement bungalow ideally located on a residential development of warden controlled properties. Situated in the hear of Walmley and close to many amenities including, shops, restaurants and public transport. The interiors include a spacious lounge/diner, fitted kitchen with integral washing machine, double bedroom and bathroom with white suite. The development also includes a communal laundry. There are well tended communal grounds and an allocated parking space. Offering no upward chain this is a lovely property to enjoy your retirement in.





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: 27th March 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 £40 + VAT (£48 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.

Property Specification

FABULOUS ONE BED RETIREMENT BUNGALOW
FITTED KITCHEN
SPACIOUS LOUNGE/DINER
COMMUNAL GARDENS
COMMUNAL LAUNDRY FACILITES

Entrance Hall 3' 10" x 3' 2" (1.16m x 0.97m)

Lounge 16' 10" x 16' 4" (5.13m x 4.97m)

Kitchen 8' 1" x 6' 6" (2.46m x 1.98m)

Bedroom 11' 0" x 9' 6" (3.35m x 2.89m)

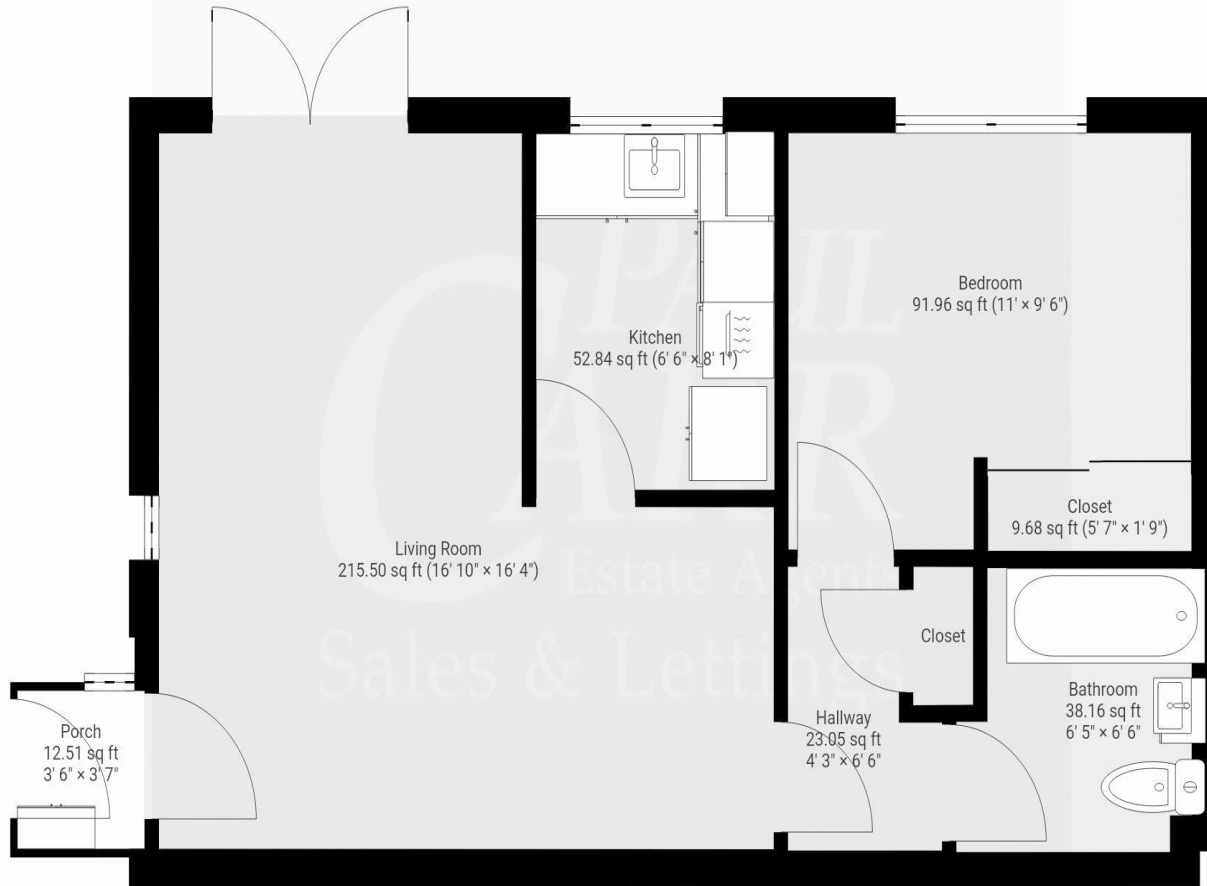
Bathroom 6' 6" x 6' 5" (1.98m x 1.95m)

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Other Charges:

Floor Plan

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



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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

