



Hunters Court, 196 Chester Road, Streetly  
Sutton Coldfield, B74 3QX

**£122,500**



Retirement living like you've never seen before. This stunningly presented, one bedroom first floor apartment is situated in the highly sought after Hunters Court development, close to transport links and local shops in Streetly.

The accommodation briefly comprises a spacious lounge offering ample living/dining space with window over looking the communal garden and double doors to kitchen. There is a thoughtfully fitted kitchen with a range of matching wall and base level units. Off the hallway is the master bedroom, with window to the rear and ample storage space having fitted wardrobes, and a wonderfully presented bathroom with a suite comprising a large shower cubicle, wash hand basin and W.C.

The grounds of the development are very well maintained, and the development offers independent living with a wealth of communal facilities including the communal lounge with library and kitchen area with numerous indoor and outdoor activities organised by the House Manager, also a laundry room and guest suite available to hire.

The communal gardens provide a wonderful peaceful outdoor space and communal parking to fore.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.

Services Connected: Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)







## Accommodation

### **Entrance Hall**

6' 11" (max) x 7' 7" (max) (2.11m x 2.31m)

### **Lounge/Dining Room**

19' 0" x 10' 7" (5.79m x 3.22m)

### **Kitchen**

7' 5" x 7' 2" (2.26m x 2.18m)

### **Bedroom**

13' 6" (to wardrobe) x 9' 3" (4.11m x 2.82m)

### **Shower Room**

6' 10" x 5' 7" (2.08m x 1.70m)

## Tenure

We understand that the property is Leasehold with approx.  
104 years remaining on the lease.

Service charge and Ground rent TBC.

**RETIREMENT APARTMENT - OVER 55s ONLY**

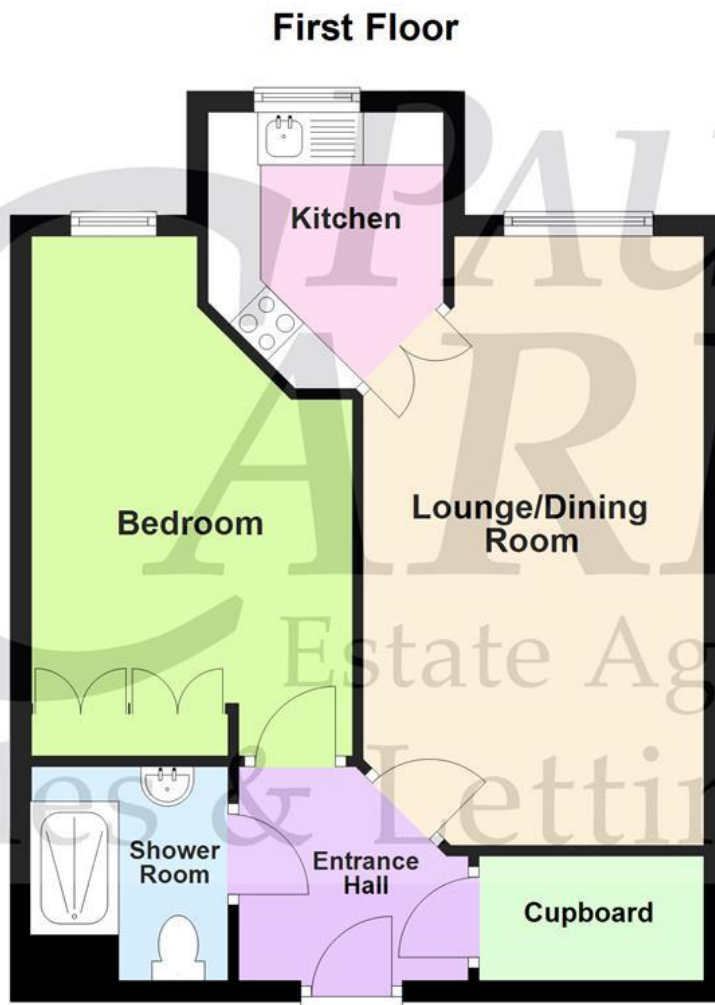






# Floor Plan

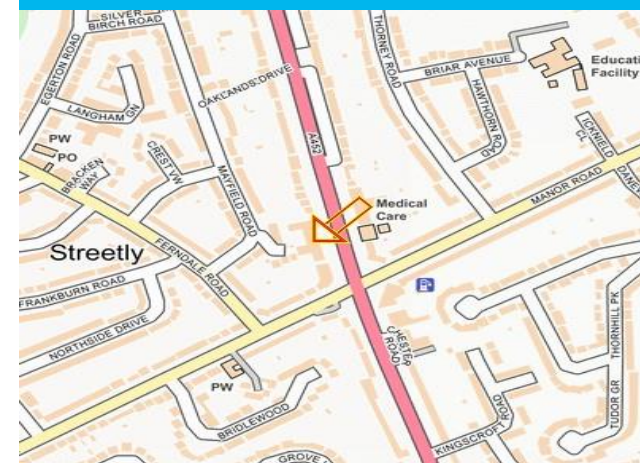
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location











### 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: 6<sup>th</sup> January 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.

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