



59 Homehall House Upper Holland Road, Sutton Coldfield  
B72 1RD

Downes & Daughters  
ESTATE AGENCY

59 Homehall House Upper Holland Road,  
Sutton Coldfield  
B72 1RD  
£115 000

A stylishly presented first floor apartment with views over the attractive communal gardens, in this centrally located McCarthy & Stone community for the over 60s. This development of just 59 apartments occupies a prime central location, perfectly situated for the convenience of town centre shopping, the train station and many restaurants, cafes and bars. This first floor apartment is presented in a faultless modern style with all living and bedrooms enjoying those views over the gardens. The accommodation comprises: entrance hallway with airing / storage cupboard, living/dining room, modern kitchen with integrated appliances, two bedrooms with fitted wardrobes and a modern shower room. Further benefits of Homehall House include: a visiting development manager, allocated and guest parking, 24 hour emergency call, intercom entry system, laundry, beautifully presented communal gardens and a scooter shelter and charging point.

Viewing is essential to appreciate the high standard of accommodation and the warm and welcoming community.

**THE ACCOMMODATION CONSISTS OF...**

All living spaces and bedrooms have windows overlooking the attractive communal gardens...

Entrance Hallway With Intercom Entry System (airing / storage cupboard) • Living / Dining Room • Modern Kitchen With Integrated Appliances • Bedroom One (fitted wardrobes) • Bedroom Two (fitted wardrobes) • Modern Shower Room

**COMMUNAL AREAS & OUTSIDE**

Reception Hallway With Lift To All Floors • Residents' Lounge • Laundry • Communal Gardens • Outside Sheltered Scooter Store & Charging Area • Residents' Parking • Visitors Parking

**FURTHER INFORMATION**

Visiting Development Manager • 24 Hours Emergency Appello Call System • Leasehold With 98 Years Remaining (TBC By Solicitor) • Ground Rent £284 PA • Service Charge Approx. £6060 PA • Council Tax Band B • Energy Rating ? • No Onward Chain • Residents' Parking • Visitor Parking • Over 60s With Criteria For Residency • If A Couple One Purchaser Can Be Over 55 If The Other Is Over 60

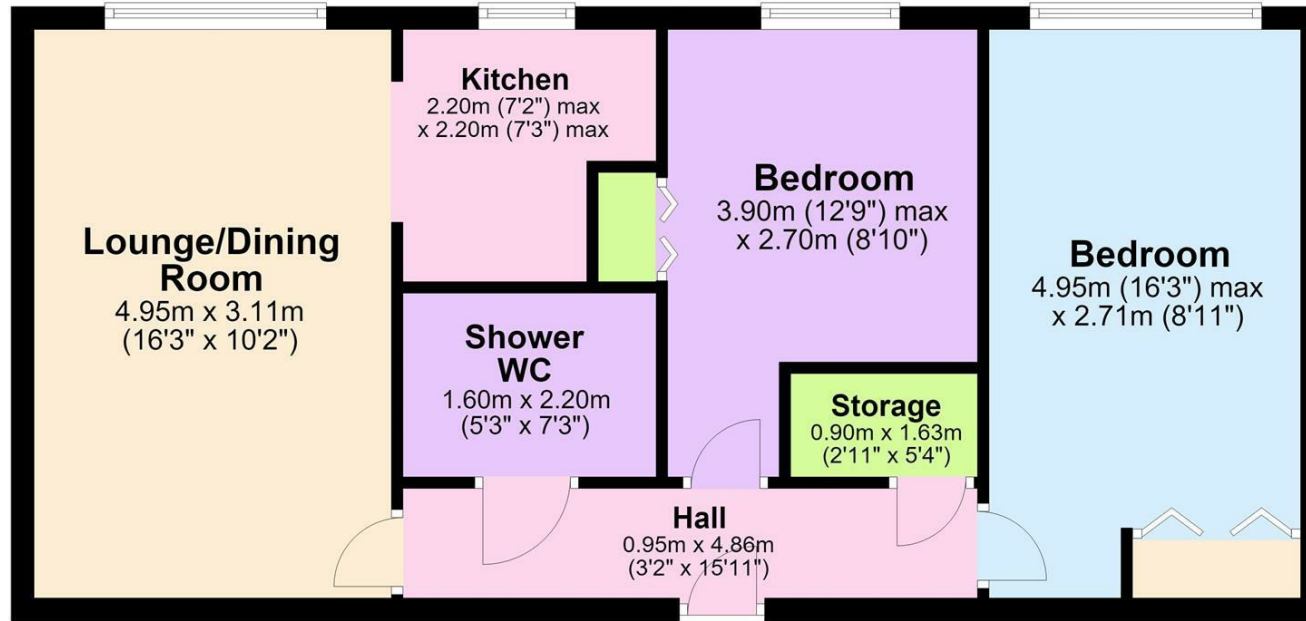






## Floor Plan

Approx. 54.6 sq. metres (587.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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