



Birmingham Road, Sutton Coldfield, B72 1LY

- OFFERED FOR SALE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION - A GROUND FLOOR RETIREMENT PROPERTY FOR THOSE OVER 60 YEARS OF AGE
- EXCELLENT LIVING ROOM WITH OPEN PLAN DINING AREA
- SHOWER ROOM WITH WALK-IN SHOWER
- COMMUNAL LOUNGE, GUEST BEDROOM, AND LAUNDRY
- TWO DOUBLE BEDROOMS - MASTER BEDROOM WITH BUILT IN WARDROBES
- FULLY FITTED KITCHEN WITH APPLIANCES
- ON SITE MANAGEMENT AND 24 HOUR INTERCOM SYSTEM
- LANDSCAPED GARDENS - PLEASE NOTE THE LOUNGE TO THIS GROUND FLOOR PROPERTY OPENS ONTO THE REAR GARDENS WHICH ARE SOUTHERLY FACING

£110,000



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DESCRIPTION

AVAILABLE WITH NO UPWARD CHAIN

Ideally situated for Sutton Coldfield Town Centre, this superbly presented two-bedroom ground floor retirement apartment provides comfortable and well-appointed accommodation, ideally suited to buyers aged 60 and over.

The property benefits from an on-site Desk Manager available from 9am to 5pm, together with a 24-hour emergency pull-cord response service provided by FirstPort, offering additional reassurance and peace of mind.

The accommodation briefly comprises a spacious living/dining room with direct access to the communal gardens, a fitted kitchen, two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, and a shower room with a walk-in shower.

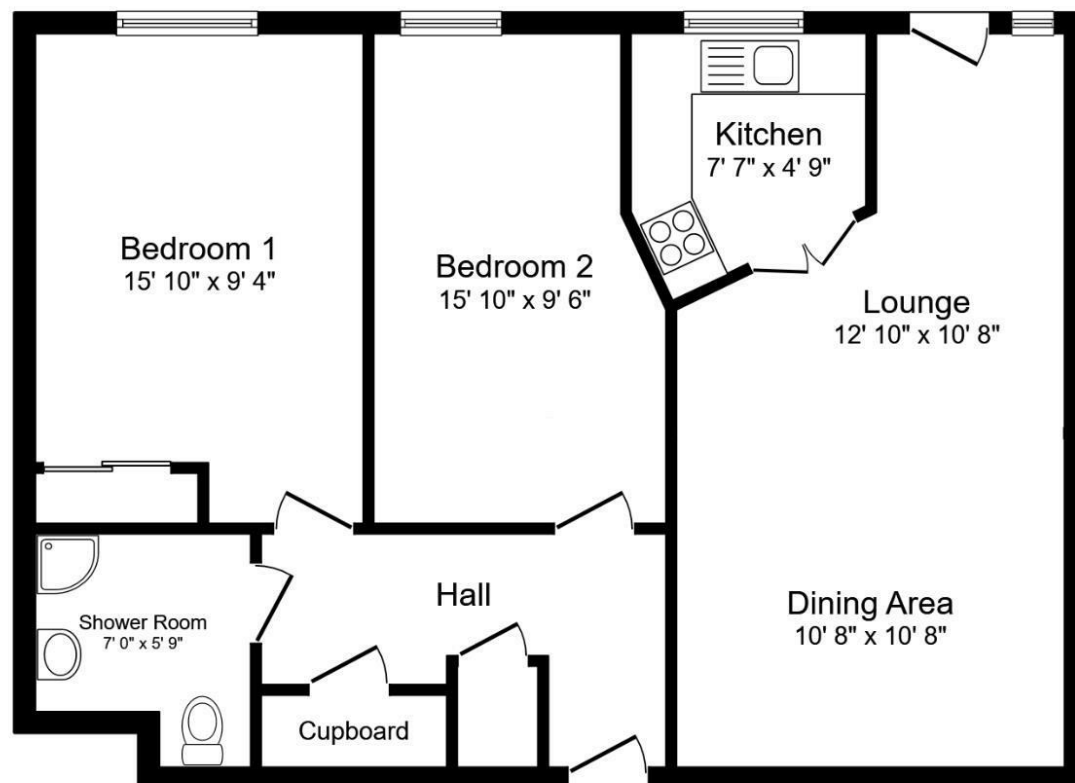
Residents have the use of a range of excellent communal facilities, including a residents' lounge, laundry room, communal parking and beautifully maintained landscaped gardens. The development also benefits from on-site management and an intercom entry system.

Conveniently located close to Sutton Coldfield Town Centre, with its extensive selection of shops, amenities, leisure facilities, parks and public transport links, this attractive retirement apartment represents an excellent opportunity for those seeking a secure and well-managed development.

Early viewing is highly recommended.







Floor Plan

Total floor area: 786 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

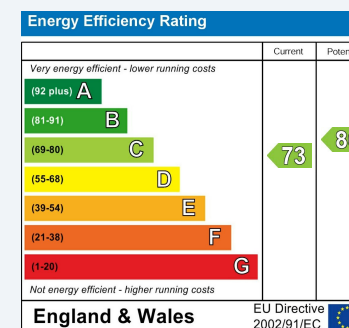
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.