



Birmingham Road, Sutton Coldfield, B72 1LY

- Offered with no upward chain
- 1 bedroom
- Direct access to patio and gardens
- Ground floor
- Council Tax Band C
- Retirement apartment
- Newly fitted bathroom
- 93 year lease
- EPC Rating C

Asking Price £90,000



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DESCRIPTION

Ideally situated for Sutton Coldfield Town Centre, this superbly presented one-bedroom ground floor retirement apartment offers comfortable and well-appointed accommodation, restricted 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, a well-proportioned double bedroom with fitted wardrobes, and a newly fitted shower room featuring a contemporary walk-in shower.

Residents enjoy access to 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 a secure intercom entry system.

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

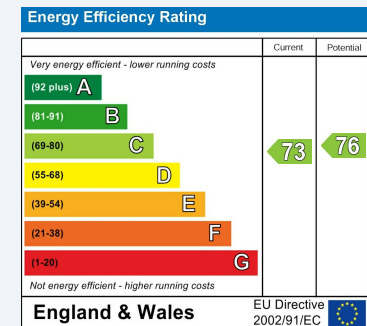
Early viewing is highly recommended.





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.

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.



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