



Birmingham Road,  
Sutton Coldfield, B72 1LY

Offers in the Region Of £125,000

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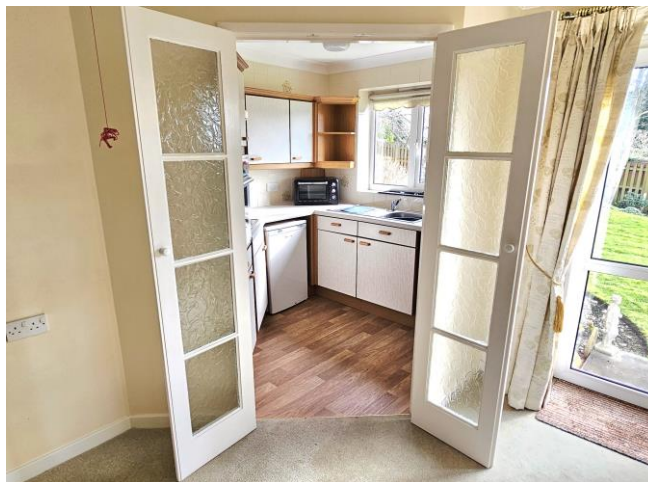


AVAILABLE WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION.

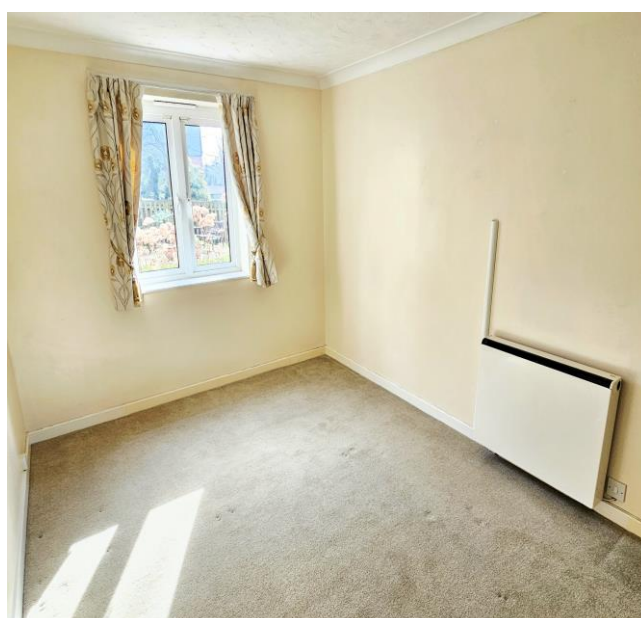
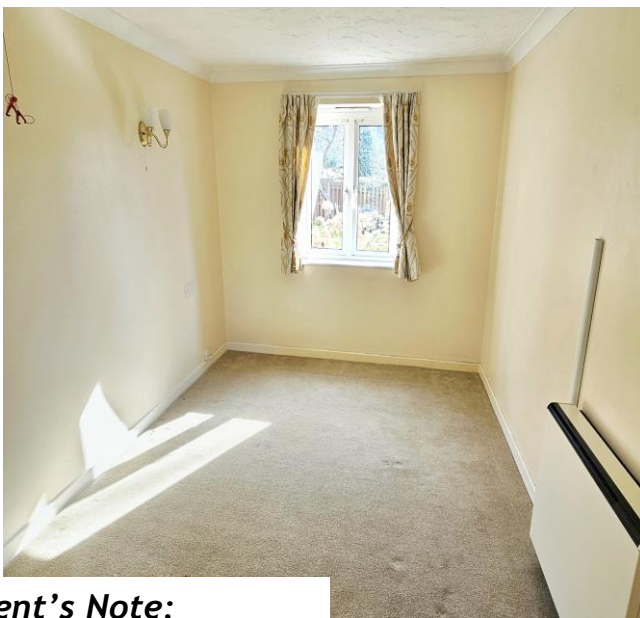
Ideally positioned for nearby Sutton Coldfield Town Centre and enjoying access to its multitude of shops, parks and public transport links, this superbly presented two double bedroom ground floor retirement flat offers an excellent opportunity for over 60's buyers.

The accommodation includes a generous living/dining room with direct garden access, two double bedrooms, the master with fitted wardrobes, a fitted kitchen off the lounge and shower room with walk-in shower. Having a resident's lounge, laundry, communal car park and landscaped gardens with on site management and intercom systems the property must be viewed at the earliest opportunity to avoid disappointment.

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



OFFERED FOR SALE WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION - A GROUND FLOOR RETIREMENT PROPERTY FOR THOSE OVER 60 YEARS OF AGE  
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO BIRMINGHAM AND SUTTON CENTRE  
EXCELLENT LIVING ROOM WITH OPEN PLAN DINING AREA  
FULLY FITTED KITCHEN WITH APPLIANCES THERETO  
TWO DOUBLE BEDROOMS - MASTER BEDROOM WITH BUILT IN WARDROBES

### Entrance Hall Cupboard

Dining Area 3.25m (10'8") x 3.25m (10'8")  
Lounge 3.90m (12'10") x 3.25m (10'8") max  
Kitchen 2.32m (7'7") x 1.45m (4'9")  
Bedroom 1 4.82m (15'10") x 2.84m (9'4")  
Bedroom 2 4.83m (15'10") x 2.89m (9'6") max  
Shower Room

### Viewer's Note:

Services connected: ELEC, WATER AND DRAINAGE  
Council tax band: D  
Tenure: Leasehold 125years remaining from 24th November 1994  
Ground Rent: £584  
Service Charge: £5630  
Restrictions: Age Over 60  
Other Charges: N/A

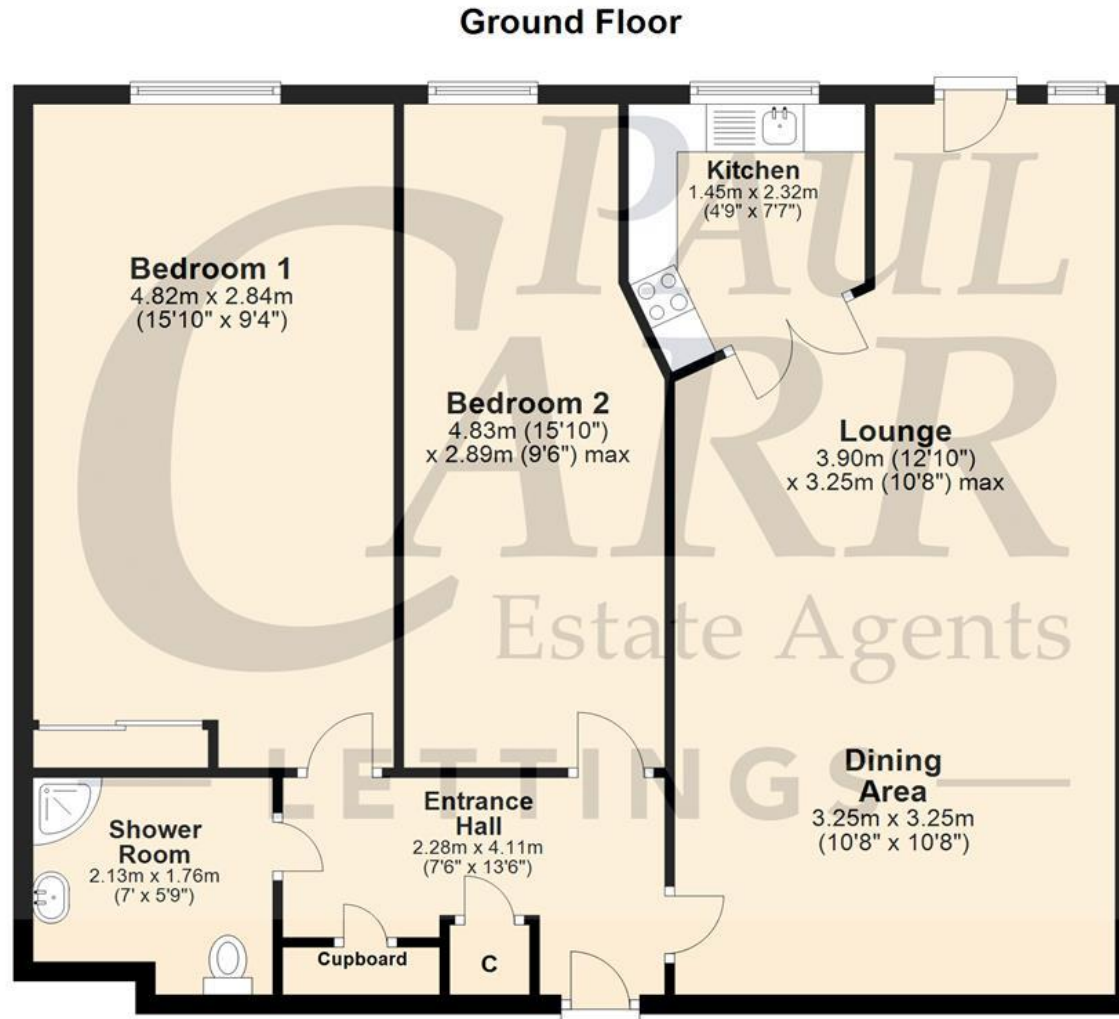
### Agent's Note:

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: 25th February 2026

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# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

