



**Connells**

Homehall House Upper Holland Road  
Sutton Coldfield



## Property Description

A well appointed one double bedroom retirement flat for the over 60's, located in the heart of Sutton Coldfield town centre, close to main transport links and shopping facilities. The property is in a superb retirement development which has the benefit of secure entry intercom system, wheelchair access, there are on-site resident's facilities including a house manager, communal resident's lounge, a guest bedroom suite with overnight facilities for visiting relatives and a resident's laundry facility. The development has the benefit of lift access, the flat itself is located on the first floor and to the rear of the development with excellent views over the communal gardens and stream and IS OFFERED WITH NO CHAIN. The accommodation comprises an entrance hallway which has access to a good sized lounge with large window overlooking the communal gardens and archway access into a refitted kitchen. There is a fitted shower room and an excellent sized double bedroom, the property benefits from having double glazing and electric heating. The criteria for this development is if it is a single person they must be 60 or over and if it is a couple, one must be 60 and the other needs to be a minimum age of 55 or over.

## Communal Hallway

The communal hallway is accessed via secure entry intercom system, there is an automatic door for wheelchair access, doors lead to communal lounge and communal laundry room, Door leads into private accommodation.

## Private Accommodation

### Lounge

17' 7" x 10' 6" ( 5.36m x 3.20m )

Having double glazed window to the rear overlooking the communal gardens, storage heater to wall and archway into the kitchen.

### Kitchen

7' 7" x 7' 3" ( 2.31m x 2.21m )

A refitted, modern, fully integrated kitchen and cupboards with electric hob and electric oven, integrated fridge, integrated freezer and fully tiled throughout.

### Bedroom

14' 7" x 8' 8" ( 4.45m x 2.64m )

Having double glazed window to the rear overlooking the communal gardens, storage heater to wall and built-in wardrobe.

### Shower Room

A refitted bathroom, having walk-in shower cubicle with electric shower over, low level flush WC, wash hand basin and wall mounted heated towel rail radiator.

## Outside

## Communal Gardens

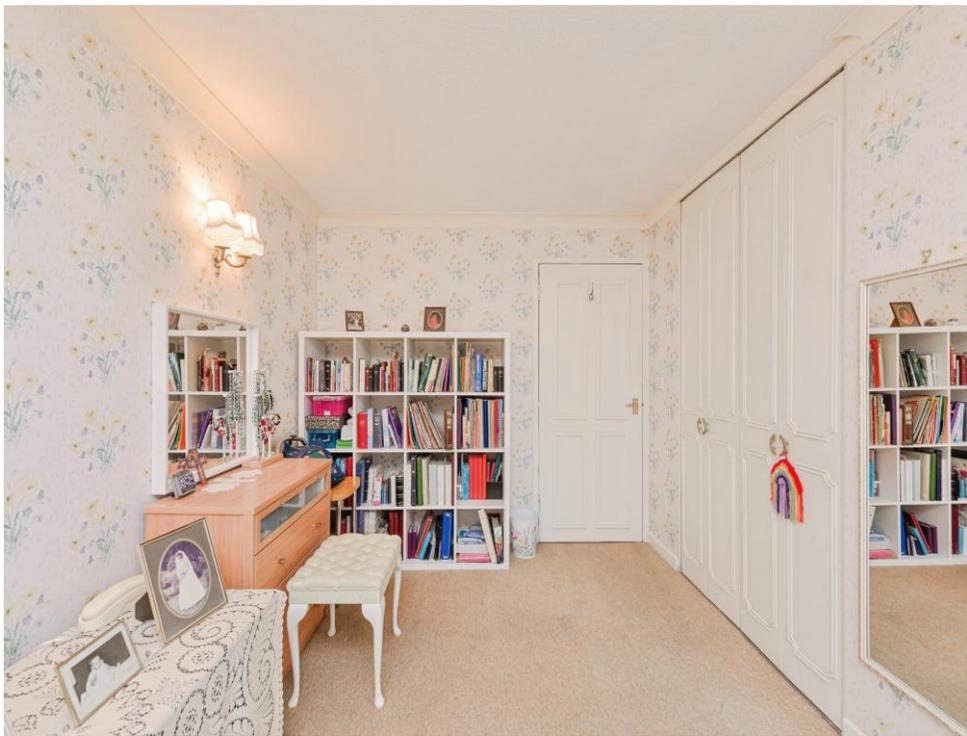
Being excellent sized, mature and landscaped communal gardens.

## Communal Parking

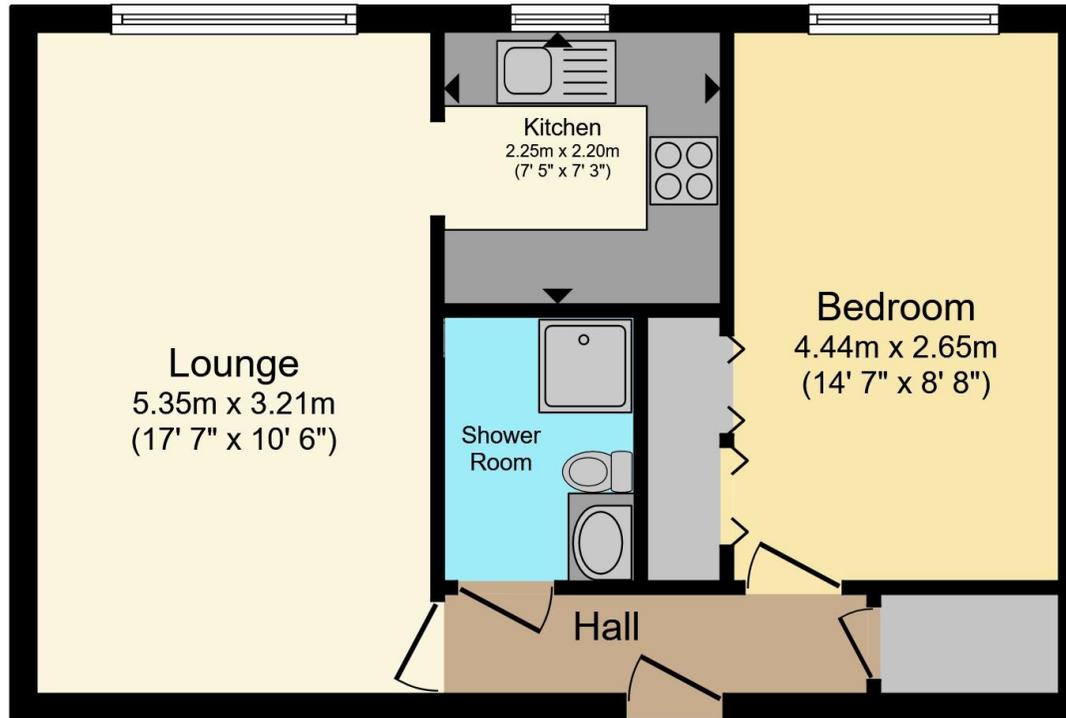
There is a resident's communal car park located at the rear of the building together with visitor parking to the front, there is also walking access to the centre of Sutton Coldfield. There is a communal scooter store which can be used on a first come first served basis.

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Total floor area 44.5 m<sup>2</sup> (479 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax Band: B

Service Charge: 4546.28

Ground Rent: 511.30

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO310768](http://connells.co.uk/Property/SCO310768)**

This is a Leasehold property with details as follows; Term of Lease 159 years from 01 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: SCO310768 - 0007