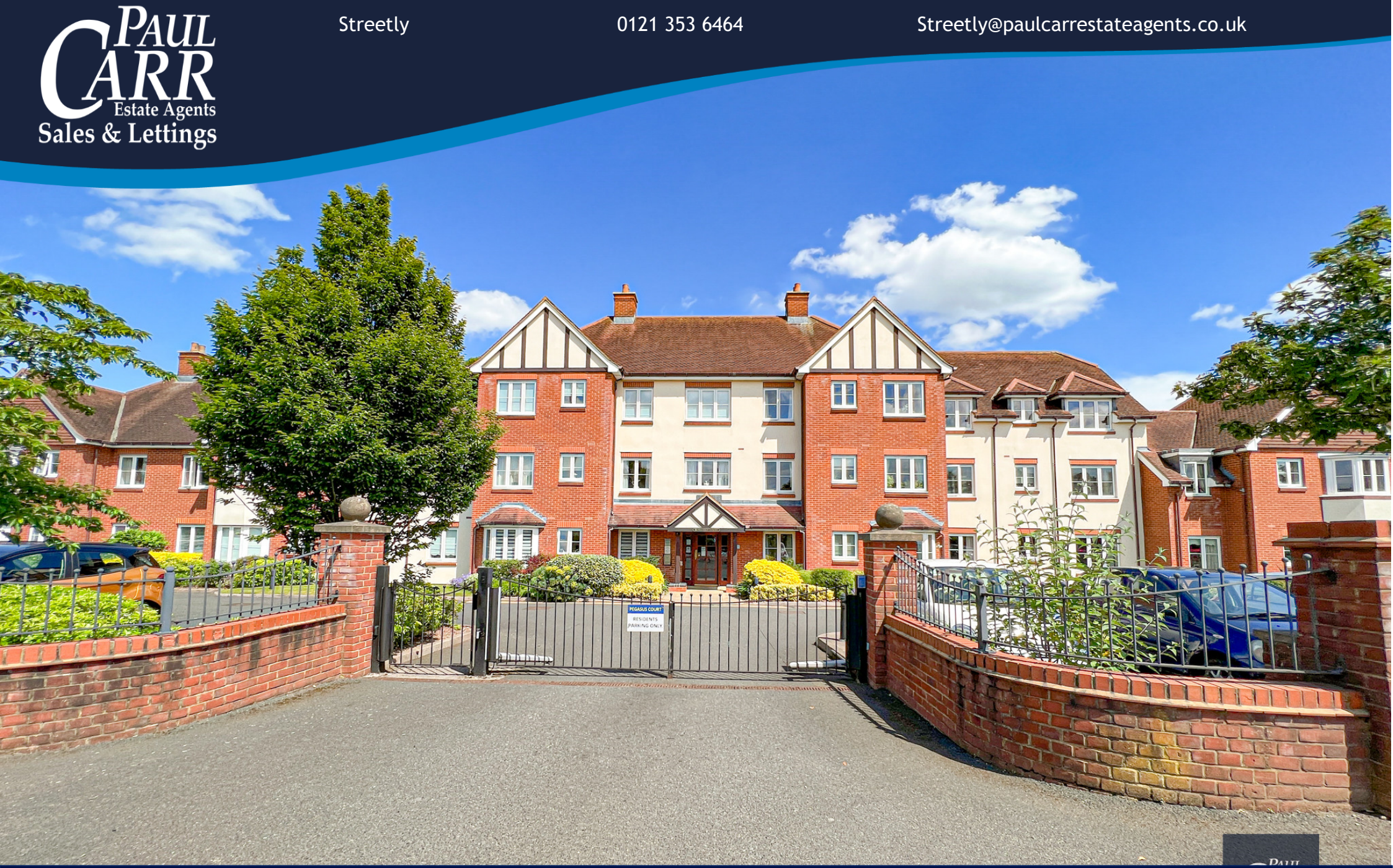
PAUL CARR Estate Agents Sales & Lettings

Streetly | 0121 353 6464 | Streetly@paulcarrestateagents.co.uk




# Pegasus Court, 155 Chester Road, Streetly
# Sutton Coldfield, B74 3NW

**£200,000**

This immaculately presented and spacious two-bedroom first-floor retirement apartment is situated within the highly regarded Pegasus Court development in Streetly.
Ideally located within walking distance of local shops, amenities and excellent transport links, the property offers a perfect blend of convenience, comfort and secure retirement living.
Pegasus Court benefits from a welcoming and friendly community atmosphere, with an excellent range of communal facilities for residents to enjoy. These include a residents lounge, communal kitchen, laundry room, refuse area and guest suite for visiting friends and family.
Regular social events take place throughout the year, encouraging a strong sense of community, while an intercom entry system and emergency call facility provide added peace of mind.

The apartment is located on the first floor and enjoys pleasant views to the front.

Accessed via a spacious entrance hallway with a range of useful storage cupboards, the well-proportioned accommodation comprises a generous lounge/dining room featuring an attractive bay window to the front, with access through to the fully fitted kitchen.
There are two good-sized double bedrooms, both benefiting from built-in wardrobes, together with a modern and well-appointed shower room.
Externally, residents can enjoy the beautifully maintained communal gardens to the rear of Pegasus Court, providing a peaceful and attractive setting in which to relax and unwind.
Overall, this delightful apartment offers spacious, well-presented accommodation within a sought-after retirement development, ideally suited to those seeking comfortable living in a convenient and welcoming setting.

**Tenure:** We can confirm the property is Leasehold – Approx. 106 years remaining

**Service Charge:** Approx. £3788.14 per annum

**Ground Rent:** Approx. £470.00 per annum

**Council Tax Band:** We can confirm the Council Tax Band is D payable to Walsall Council.

**Services Connected:** Electric, Water & Drainage.

**Viewings:** Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk

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*Entrance Hallway*

*Lounge Diner*

*28' 1'' max x 11' 5'' max (8.55m x 3.48m)*

*Fitted Kitchen*

*7' 2'' x 6' 4'' (2.18m x 1.93m)*

*Bedroom 1*

*16' 6'' max x 10' 1'' max (5.03m x 3.07m)*

*Bedroom 2*

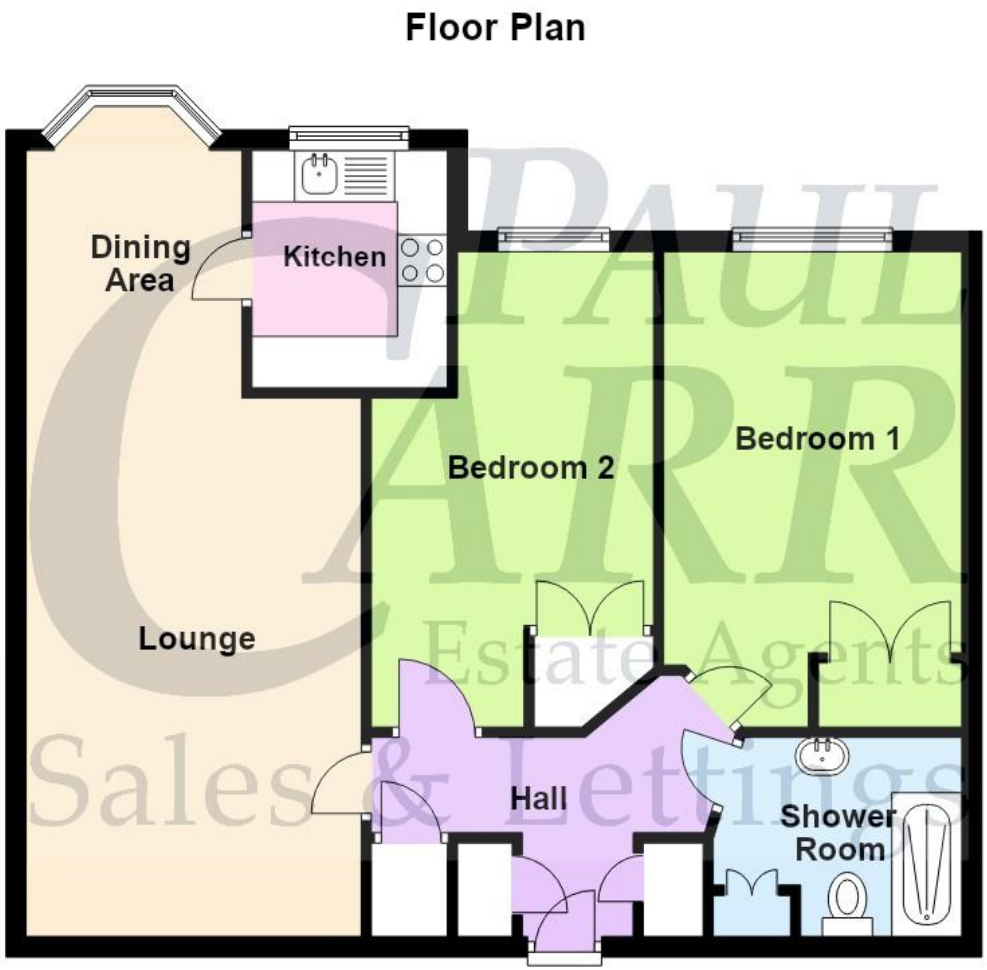
*15' 10'' max x 9' 2'' max (4.82m x 2.79m)*

*Shower Room*

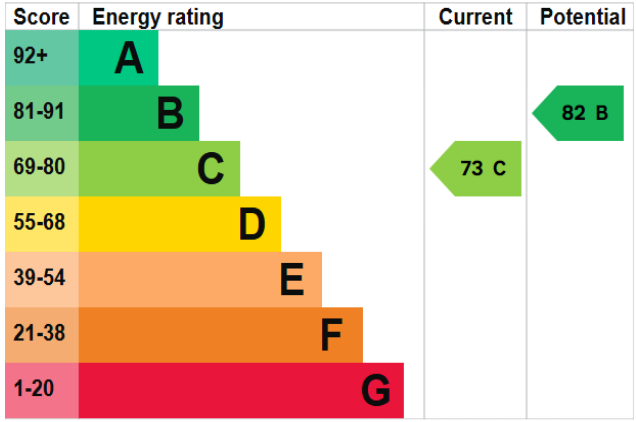
*9' 8'' max x 6' 4'' max (2.94m x 1.93m)*

# Floor Plan

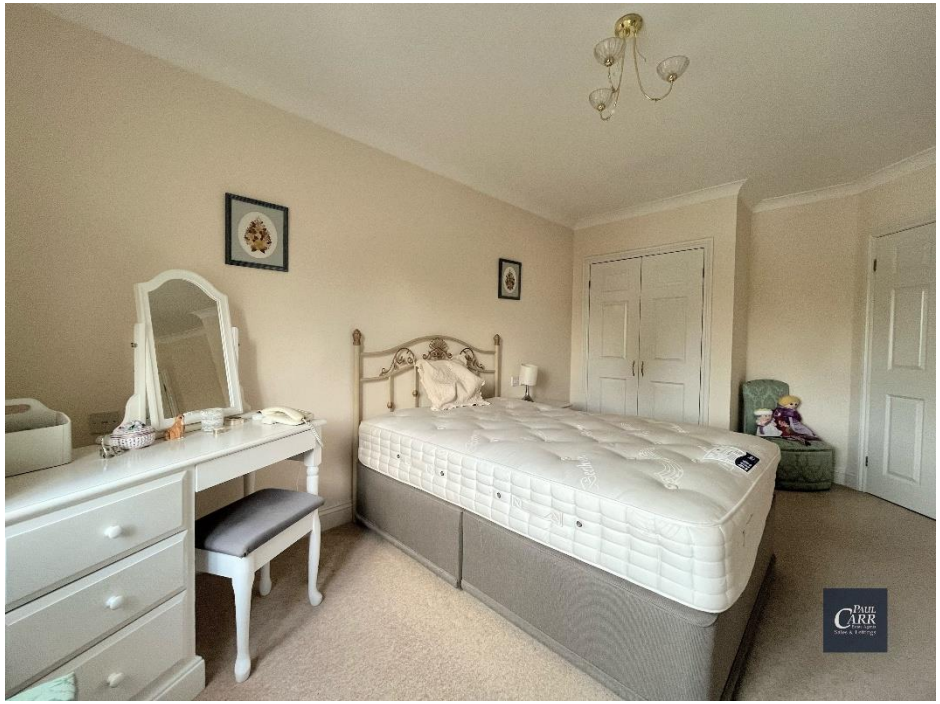
*This floor plan is not drawn to scale and is for illustration purposes only*




## Energy Performance Rating




## Map Location



Apartments
1 to 18 : Ground Floor
: First Floor
38 to 44 : Second Floor

## *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:

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 £47.50 + VAT (£57 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.