PAUL CARR Estate Agents Sales & Lettings

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Hunters Court, Chester Road, Streetly
Sutton Coldfield, B74 3QX

Offers Over £110,000

A well-presented one-bedroom ground-floor retirement apartment located within the popular Hunters Court development in Streetly, available exclusively for the over 55s and offered for sale with no onward chain.

Positioned on the ground floor, the apartment offers comfortable and convenient living accommodation, ideal for those looking for a low-maintenance home. Internally, the property comprises a welcoming entrance hall, a bright and spacious lounge/dining room with a door providing direct access to a small front-facing patio area, a fitted kitchen, a well-proportioned double bedroom and a modern shower room. The property is turn-key ready and offers an excellent opportunity for buyers seeking a comfortable and easily manageable home. The property is turn-key ready and also benefits from a new boiler installed in June 2026, complete with a 10-year warranty, offering additional peace of mind for the incoming purchaser.

The development benefits from well-maintained communal areas, with residents having access to a communal lounge, kitchen and laundry room, providing both convenience and a welcoming sense of community. Parking is also available on a first come, first served basis.

Ideally positioned within close proximity to a wide range of local amenities, including a Tesco Express, Costcutter, café, hair salon and barbers, pharmacy, dentist and a variety of takeaway restaurants, the location offers excellent everyday convenience.

Offered for sale with no onward chain, internal viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is B 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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Accommodation

Entrance Hall
10' 9" x 5' 1" (3.27m x 1.55m)

Lounge/Dining Room
17' 7" x 11' 2" (max) (5.36m x 3.40m)

Kitchen
9' 0" x 5' 8" (2.74m x 1.73m)

Bedroom
15' 7" x 9' 5" (max) (4.75m x 2.87m)

Shower Room
6' 9" x 5' 6" (2.06m x 1.68m)

Tenure Information

The property is Leasehold with approximately 101 years remaining on the lease

The service charge is currently £3,094 per annum (approx.)

The ground rent is currently £385 per annum (approx.)

This information has been provided by the vendor. Any interested party should get this clarified by their solicitor.







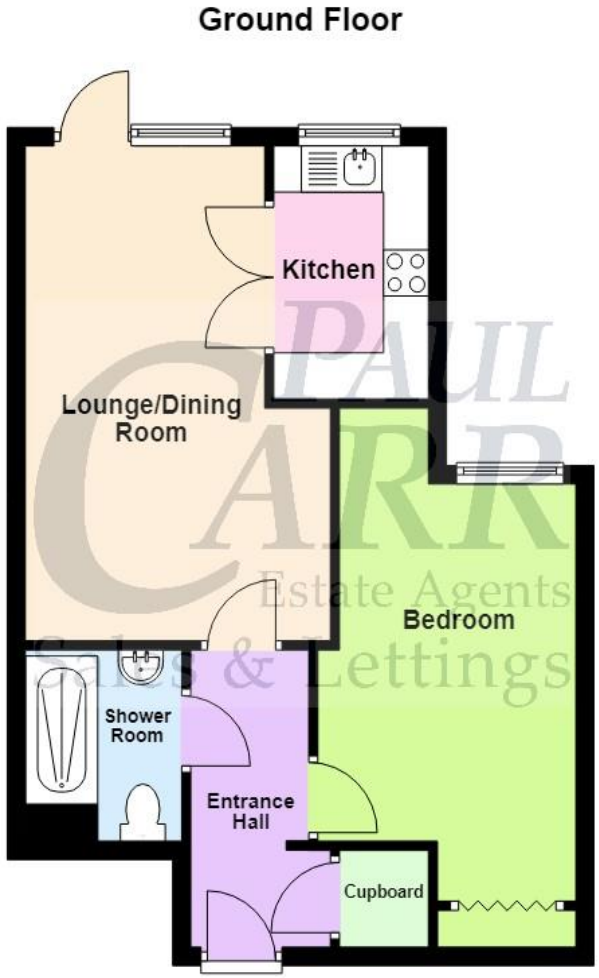






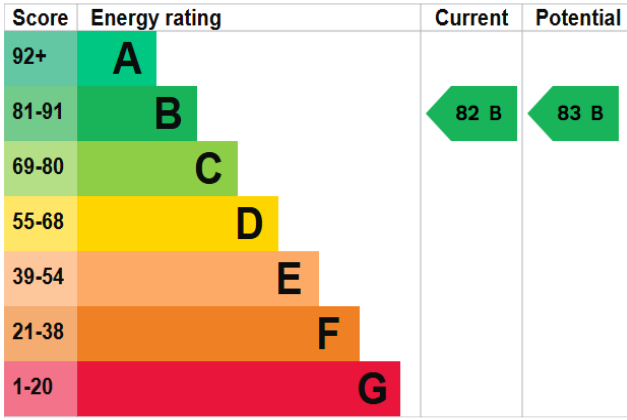
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating



Map Location

















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 £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.