



42 Pegasus Court, Chester Road, Streetly,  
Sutton Coldfield, B74 3NW

**£130,000**

Paul Carr Estate Agents are delighted to offer for sale this well-presented one-bedroom second floor retirement apartment, ideally located in Streetly within reach of local shops, transport links, and the beautiful Royal Sutton Park, this property offers convenience, comfort, and a welcoming community atmosphere.

Situated within the popular Pegasus Court development, the apartment enjoys a pleasant outlook over the front of the building and the surrounding street scene.

The interior is bright, spacious, making it an ideal choice for those seeking a peaceful yet connected retirement lifestyle.

Residents of Pegasus Court benefit from a host of shared facilities, including a communal lounge and kitchen, a laundry room, guest suite, and refuse area.

A calendar of social events is available throughout the year, encouraging a strong sense of community. For added security and peace of mind, an intercom and emergency call system connects directly to the on-site house manager.

The accommodation briefly comprises a welcoming entrance hallway with a generous cloakroom and storage cupboard, a modern shower room, a bright and airy lounge overlooking the road, a well-equipped fitted kitchen with ample cupboard space and integrated appliances, and a spacious double bedroom featuring built-in wardrobes.

To the front of the development is a residents-only parking area (subject to availability), and the rear offers beautifully maintained communal gardens for all to enjoy. Internal viewing is highly recommended to appreciate the accommodation and lifestyle on offer.

**Tenure:** We can confirm the property is Leasehold with approximately 106 years remaining

**Ground Rent:** £459.00 per annum

**Service Charge:** £2723.00 per annum

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

**Services Connected:** Electric, water and drainage

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





### Accommodation

#### Entrance Hall

Lounge 19' 3" (max) x 11' 1" (max)  
(5.86m x 3.38m)

Kitchen 7' 7" x 6' 5"  
(2.31m x 1.95m)

Bedroom 18' 0" (max) x 9' 1" (max)  
(5.48m x 2.77m)

Shower Room 6' 3" x 8' 11"  
(1.90m x 2.72m)







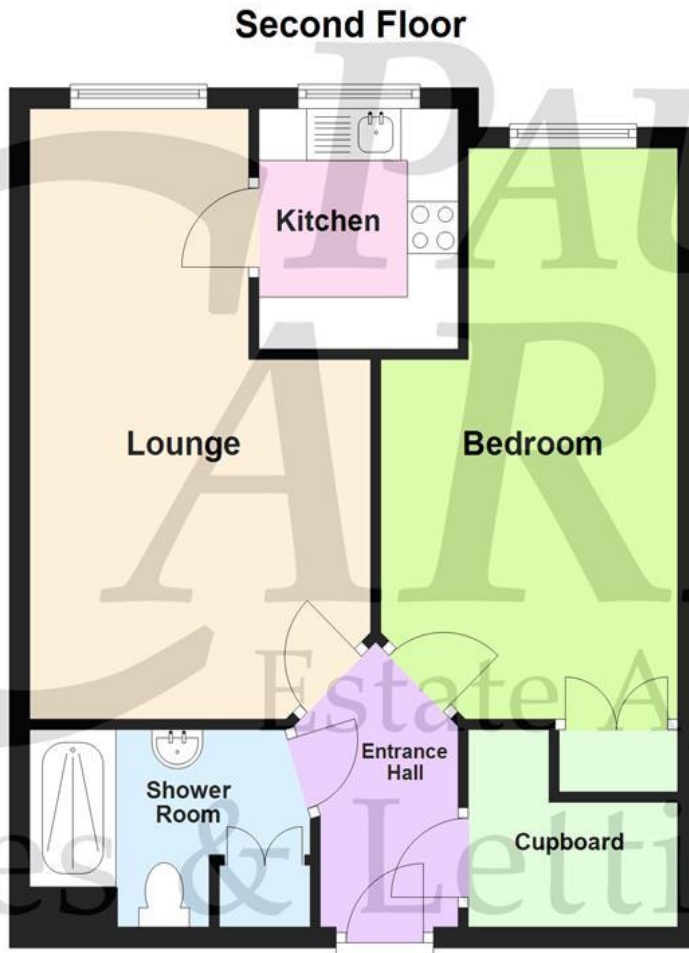






## Floor Plan

*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

**NEW INSTRUCTION  
CHECKLIST  
AWAITING  
ENERGY  
PERFORMANCE  
CERTIFICATE**

## 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: 4<sup>th</sup>

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