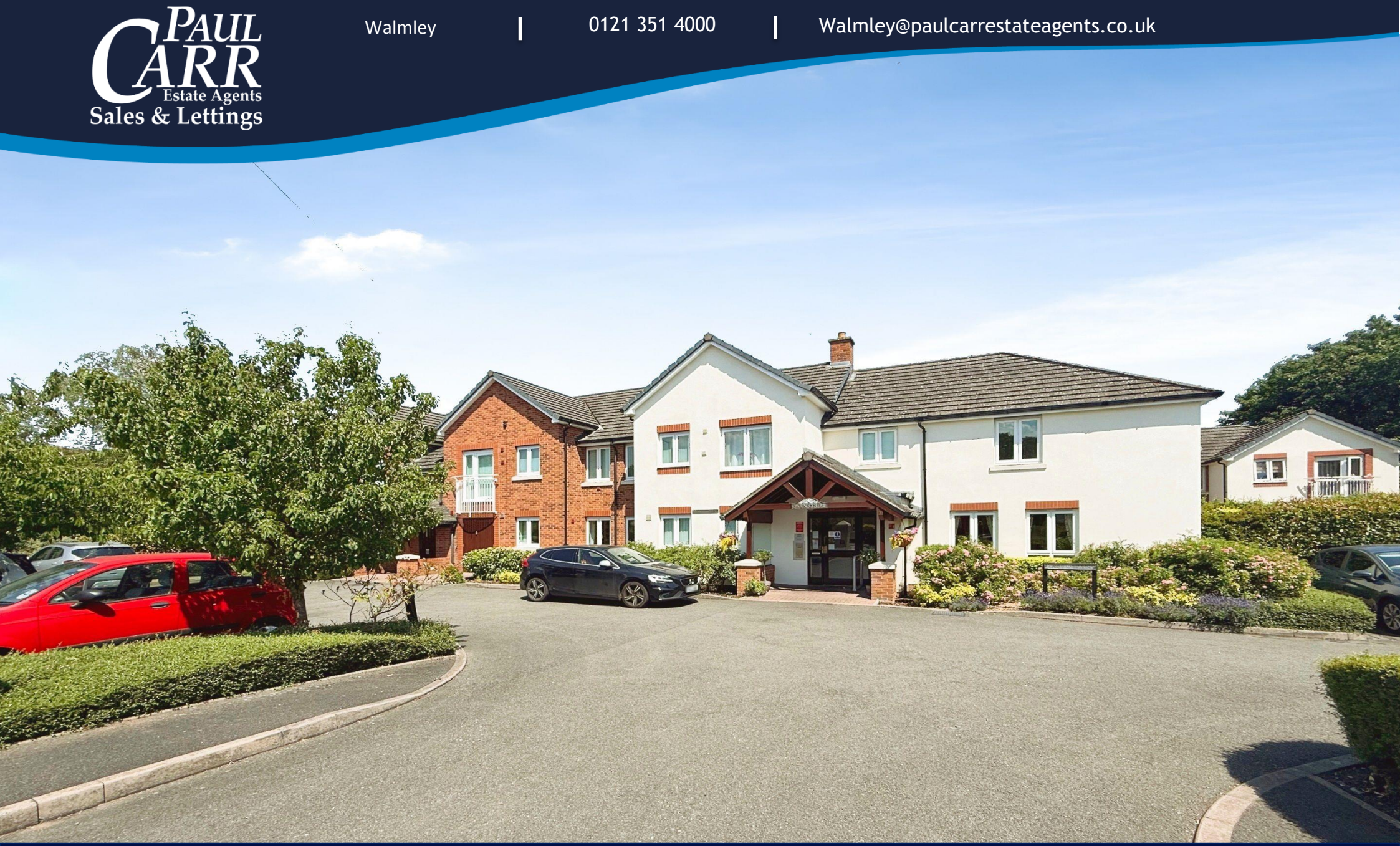
Walmley | 0121 351 4000 | Walmley@paulcarrestateagents.co.uk



Hollyfield Road,
Sutton Coldfield, B75 7SG

£100,000

£100,000

1 1 1

Introducing a charming ground floor retirement apartment in this sought-after location in Sutton Coldfield. This delightful property boasts a ground floor communal lounge, laundry facilities, well-maintained gardens, a visitors' apartment, and a house manager on site. Step inside to find a very generous bedroom, lovely living room, modern fitted kitchen, and a shower room. The patio area offers a lovely spot to enjoy your morning cup of tea while soaking up the surroundings. To the rear are superb well tended communal gardens, ideal to relax and meet up with neighbours. Situated in a tranquil and peaceful community, this property exudes an atmosphere of good community spirit. With excellent property condition and ample visitors' parking, this retirement apartment presents a comfortable and inviting living space for those looking to enjoy their golden years in style. Located in the charming town of Sutton Coldfield, residents can enjoy easy access to local amenities, green spaces, and a warm community atmosphere. With plenty of nearby points of interest, including parks, shops, post office and restaurants, this property offers the perfect combination of convenience and comfort. Don't miss the opportunity to view this retirement ground floor apartment - a perfect place to call home in your retirement. Contact us today to arrange a viewing.

Property Specification

A WONDERFUL GROUND FLOOR RETIREMENT APARTMENT
IDEALLY LOCATED CLOSE TO MANY FACILITIES
RESIDENTS LOUNGE, LAUNDRY AND VISITORS ACCOMMODATION
STYLISH AND GENEROUS LIVING ROOM, WITH DOOR OUT TO FRONT

Hallway

Store

Bathroom

Lounge 17' 6" x 11' 2" (5.33m x 3.40m)

Kitchen 9' 0" x 5' 9" (2.74m x 1.75m)

Bedroom 1 15' 7" x 8' 8" (4.75m x 2.64m)

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 £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.

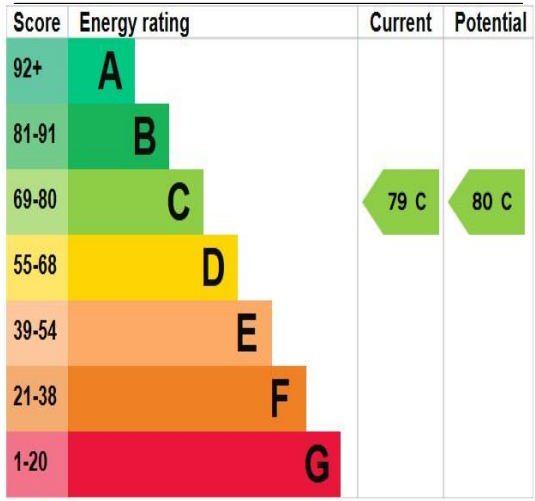
Viewer's Note:

Council tax band: C
Tenure: 106 years remaining
Ground Rent: TBC
Service Charge: TBC
Other Charges:

Floor Plan

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

Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman