



Hargreave Close

Walmley, Sutton Coldfield, West Midlands, B76 1GR

£220,000

# Property Features

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- Retirement Bungalow
- Private Position
- Cosy Lounge
- Open Dining Area
- Fitted Kitchen
- Large Bedroom With Fitted Wardrobes
- Modern Shower Room
- Attractive Communal Gardens
- Allocated Car Parking
- Desirable Village Location

## Full Description

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Introducing this wonderful retirement bungalow, boasting an extremely private position upon an over 60's development, located in the heart of Walmley Village. The bungalow is conveniently only a short distance away from local amenities such as the village shops and a major supermarket, a doctor's surgery, eateries & public houses, and the Walmley library. The village is also well-connected with public transport as provides easy access to Sutton Coldfield Town Centre, Birmingham City Centre, and major motorways. Internally, this bungalow has undergone extensive cosmetic enhancements, with the development also offering a visitors guest house and laundry room.

The front of the property enjoys an enviable situation upon the development, set back from the road within a private corner position amidst well-maintained communal gardens. To the fore is an allocated residence car parking space.

### MEASUREMENTS

Open Lounge / Dining Area - 16' 6" max x 9' 7" min x 16' 4" max x 7' 10" min

Kitchen - 8' x 6' 5"

Bedroom - 11' 1" max x 9' 6"

Upon entering through the secure composite double-glazed door, the tiled floor hallway reveals built-in storage cupboards and leads to the open-plan living space overlooking the gardens. The lounge/dining area is a spacious and inviting retreat with a feature marble fireplace and a sliding patio door opening to the paved patio. The kitchen area boasts a bespoke range of high-gloss wall and base units, induction hob, electric cooker, and integrated appliances.



The inner hallway leads to the generous bedroom with built-in triple wardrobes. Also off the inner hallway is the airing cupboard and the luxurious refitted shower room.

#### COMMUNAL GROUNDS

The attractive communal gardens and grounds are meticulously maintained by the employed gardeners and are adorned with various lawned areas, pruned hedgerows and bedding plants.

#### TENURE

We have been advised that this property is leasehold with approximately 963 years remaining and a on-going service charge of £165.16 per month, reviewed annually. Ground rent is not applicable. Taylor Cole Estate Agents urge all prospective buyers to verify this with their solicitor / legal representative.

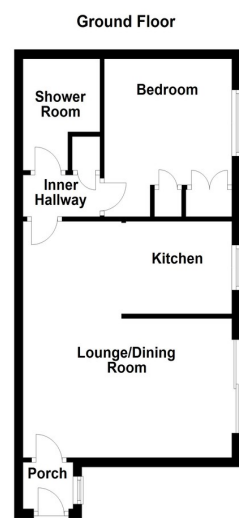
#### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road  
 Tamworth  
 Staffordshire  
 B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
 01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements