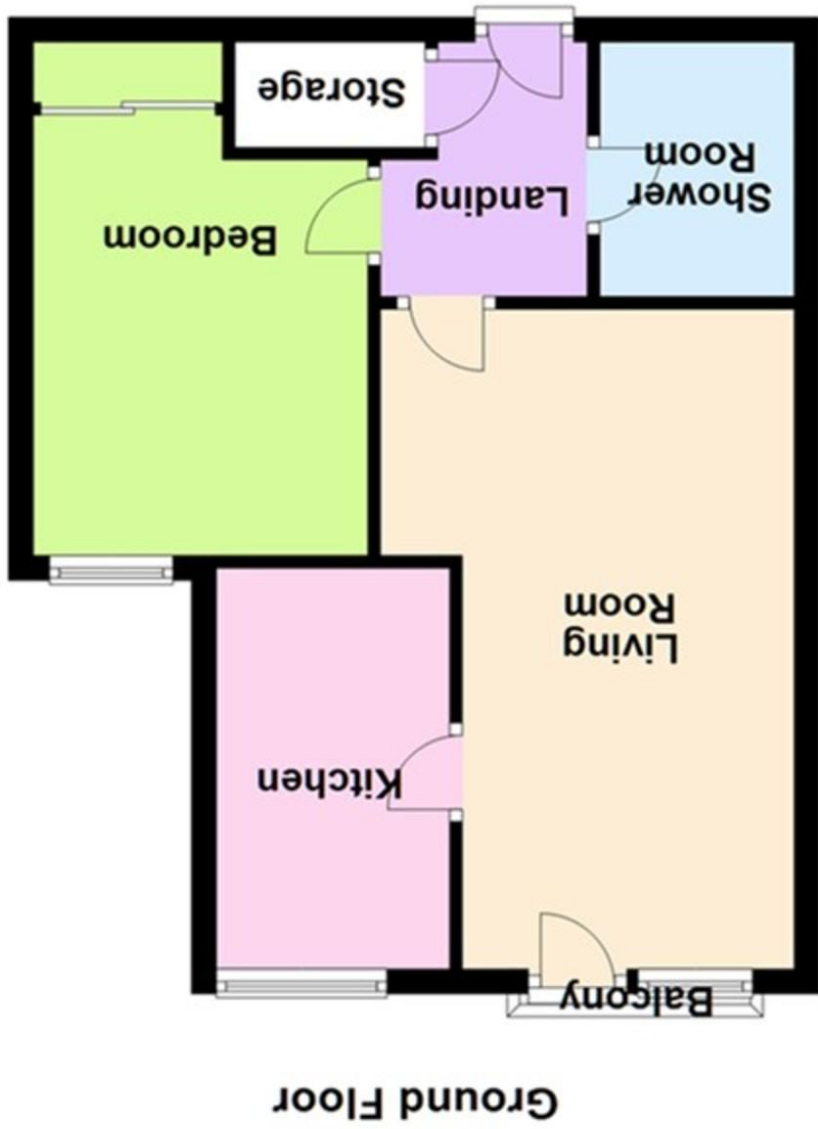
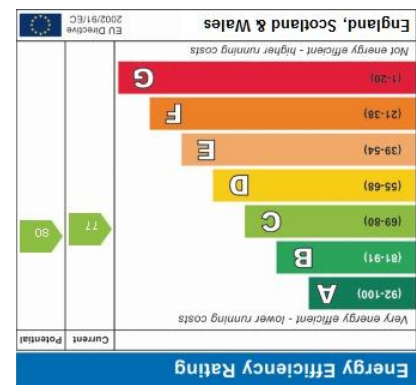


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT FOR THE OVER 60'S (PARTNER OVER 55)
- HIGHLY SOUGHT AFTER LOCATION
- ATTRACTIVE LOUNGE
- WELL FITTED KITCHEN

Owen Court, Hollyfield Road, Sutton Coldfield, B75 7SG

£95,000



## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDORS APPROVAL \*\*\*\* A well presented one bedroom first floor retirement apartment for the over 60's (partner over 55), being conveniently situated in this sought after quiet development within Sutton Coldfield. The apartments were built via McCarthy & Stone offers luxury yet secure living for the over 60's and is ideally placed for excellent transport links and shopping and leisure facilities in nearby Sutton Coldfield Town Centre. The development is entered via a secure intercom entry system leading to a welcoming and relaxing communal lounge which plays host to various activities. The laundry room is well equipped and offers a pleasant environment to eradicate those wash day blues.

If you would like to have family or friends stay over for a visit, then there is a comfortable, self contained visitors suite which is available at a minimal charge. The apartment itself is tastefully decorated and situated on the first floor and briefly comprises reception hallway, spacious lounge dining room, modern fitted kitchen, double bedroom and reappointed shower room. Outside the property is set in well kept communal grounds and gardens and the apartment is being sold with the benefit of no upward chain. Early internal viewing of this property is highly recommended and in more detail the accommodation comprises:

**ENTRANCE HALLWAY** Being approached via timber entrance door, having useful walk-in storage cupboard housing pressurised hot water cylinder and storage, wall mounted security entry telephone system, 24 hour careline system and doors off to all rooms.

**ATTRACTIVE LIVING ROOM** 17' 6" max x 8' 4" min x 11' max and 8' 10" min (5.33m x 2.54m x 3.35m and 2.69m) The focal point of the room is a fire place with surround and hearth, wall mounted electric storage heater, double glazed door with matching sun screen leading out to Juliet balcony and glazed double doors leading through to kitchen.

**KITCHEN** 9' x 5' 9" (2.74m x 1.75m) Being comprehensively fitted with a matching range of wall and base units with worktop surfaces over, incorporating inset single drainer sink unit with mixer tap and complementary tiled splash back surrounds, fitted AEG halogen hob with extractor hood above, built-in electric cooker with integrated fitted AEG microwave oven, integral fridge and freezer, wall mounted electric heater, coving to ceiling and double glazed window to front elevation.

**DOUBLE BEDROOM** 15' 8" to wardrobe max and 11' 8" min x 8' 10" max (4.78m and 3.55m x 2.69m) Having double glazed window to front, wall mounted electric storage heater, built-in double wardrobe with mirrored sliding doors, shelving and hanging rail.

**REAPPOINTED WALK-IN SHOWER ROOM** Having a white suite comprising vanity wash hand basin with chrome mixer tap and cupboards below, low flush WC, full complementary tiling to walls, walk-in double shower cubicle with mains fed shower over, extractor, wall mounted electric heater, coving to ceiling and heated towel rail.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for Three, limited for EE, O2 and Vodafone and data likely available for Three, limited for EE, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is leasehold with approximately 109 years remaining. Service Charge is currently running at £2653.14 per annum and is reviewed annually. The Ground Rent is currently running at £395 per annum and is reviewed annually. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991