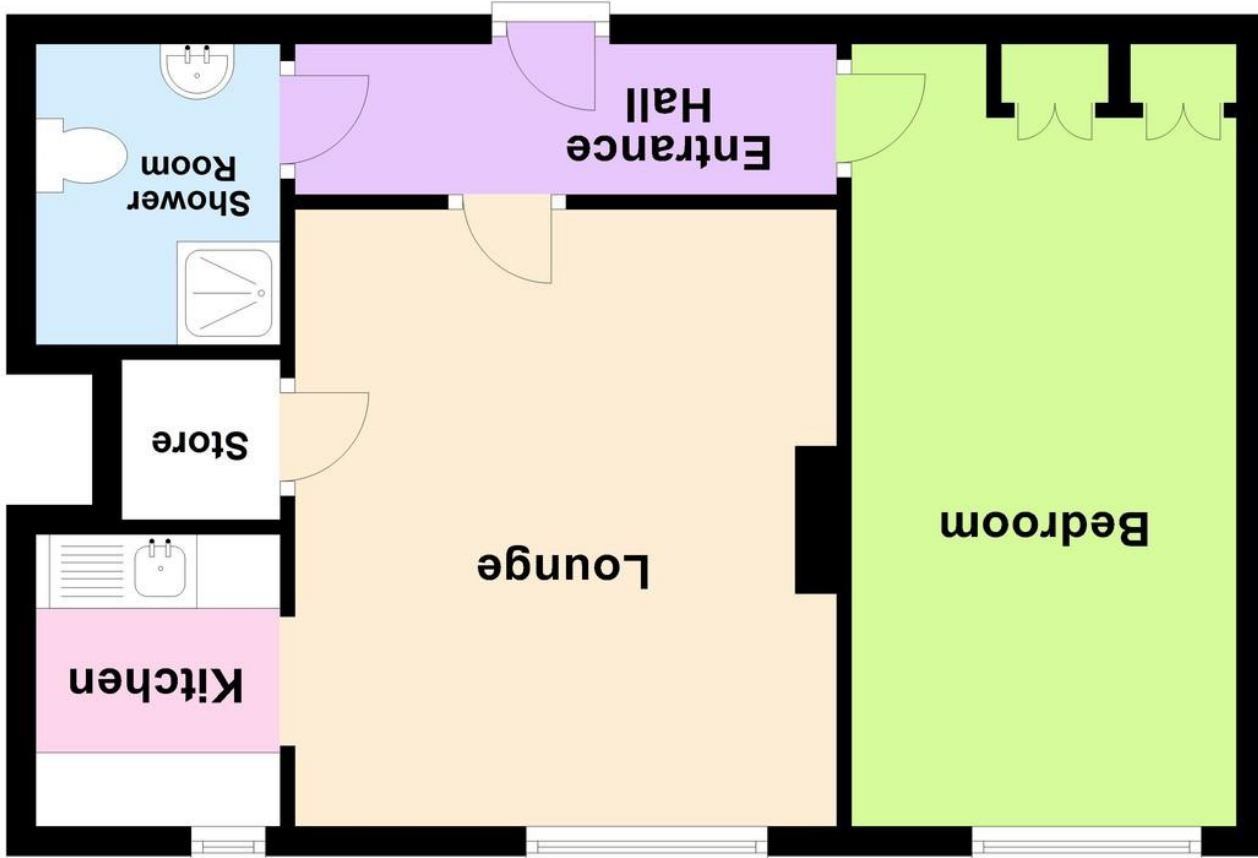
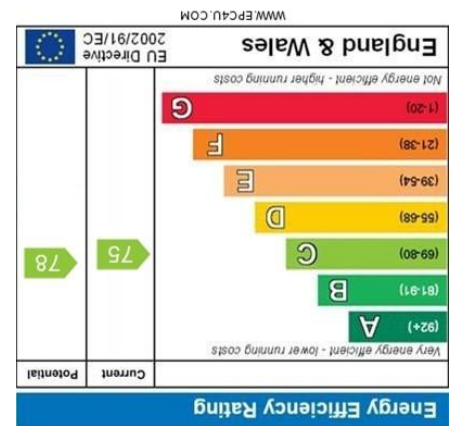


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Second Floor

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.



Boldmere | 0121 321 3991



- SECOND FLOOR RETIREMENT APARTMENT
- IMMACULATELY PRESENTED
- LIFT ACCESS TO FLOOR
- ONE DOUBLE BEDROOM WITH FITTED WARDROBES
- COMMUNAL LOUNGE & LAUNDRY ROOM

Homehall House, 82 Upper Holland Road,
 Sutton Coldfield, B72 1RD

Offers Over £60,000

Property Description

This WELL-PRESENTED SECOND FLOOR RETIREMENT APARTMENT is perfectly situated within walking distance to Sutton Coldfield Town Centre. The property benefits by being sold with NO ONWARDS CHAIN and having an intercom entrance system, lift access to the second floor, communal lounge and laundry room, secure shared parking and 24 hour emergency support available. Well presented throughout with a large double bedroom, the apartment is a perfect fit for someone wishing to have independent living with the benefit of having other residents in the block to socialise with. Residents need to be 60 years of age or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Available with no upward chain, early viewing is highly recommended.

ENTRANCE HALL Carpeted, ceiling light, electric storage heater, power points, emergency caretex system and intercom system.

LOUNGE 14' 2" x 12' 1" (4.32m x 3.68m) Carpeted, wall lights, double glazed window overlooking communal gardens, power points, storage cupboard, opening to kitchen, emergency pull cord, electric fire/pace and electric storage heater.

KITCHEN 6' 11" x 5' 5" (2.11m x 1.65m) Wood effect flooring, window to side, range of wall and base units, built-in fridge/freezer, stainless steel sink and drainer, part tiled walls and power points.

BEDROOM 17' 5" x 8' 7" (5.31m x 2.62m) Carpeted, ceiling light, power points, electric storage heater, built-in wardrobes, double glazed window overlooking communal gardens and intercom and emergency systems.

SHOWER ROOM 6' 8" x 5' 3" (2.03m x 1.6m) Vinyl flooring, ceiling light, electric towel radiator, emergency pull cord, low level wc, shower cubicle, hand wash basin, extractor fan.

OUTSIDE To the rear of the block is shared parking and well presented communal gardens.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 220 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 59 years remaining. Service Charge is currently running at £1,711.31 every six months and is reviewed (to be confirmed). The Ground Rent is currently running at £255.65 every six months and is reviewed (to be confirmed). 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.

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