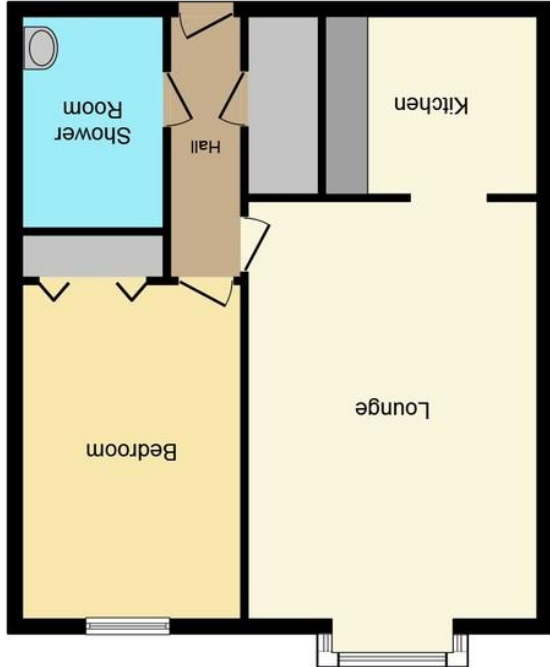


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE. THIS IS AN APPROXIMATE**

Total floor area 39.6 sq.m. (426.3 sq.ft.) approx  
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX

**Floor Plan**  
 Floor area 39.6 sq.m. (426.3 sq.ft.) approx



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

England, Scotland & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Current Potential
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	
81	70

Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- Communal Lounge
- Lift To All Floors
- Spacious Lounge
- Fitted Kitchen
- Large Double Bedroom



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

Offers In Region Of  
**£70,000**



## Property Description

Green and Company are delighted to offer to the market this beautifully presented one bedroom first floor retirement apartment in this managed retirement development which offers superb facilities for residents. The property is situated within easy reach of Sutton Coldfield town centre and all local amenities and is set in attractive communal grounds. The apartment briefly comprises an entrance hall with secure intercom entry system, light and airy living room, kitchen, shower room and a generously proportioned bedroom with fitted wardrobes. The communal facilities include a residents' lounge, laundry, lift and gated car park as well as an emergency pull cord system. 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.

In brief the apartment comprises:

**HALLWAY** Having a useful storage cupboard and doors to:

**LOUNGE** 17' 5" x 10' 5" (5.31m x 3.18m) A bright and spacious lounge with a window to the front aspect, programmable electric radiator and opening in to the fitted kitchen.

**FITTED KITCHEN** 5' x 7' 2" (1.52m x 2.18m) To include a matching range of wall and base mounted units with complementing work surfaces over, electric hob, built in fridge and freezer, sink and drainer unit.

**BEDROOM** 14' 8" x 8' 9" (4.47m x 2.67m) A double bedroom with a front facing window, built in wardrobes with shelving and hanging space, programmable electric radiator.

**SHOWER ROOM** Refitted to include a double width walk in shower cubicle, low level WC, wash hand basin with vanity storage and thermostatic heated towel rail.

Council Tax Band B - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 60 years remaining. Service Charge is currently running at £1525 per 6 months and Ground Rent is currently running at £550 per annum. 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.



**LEGAL READY**

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