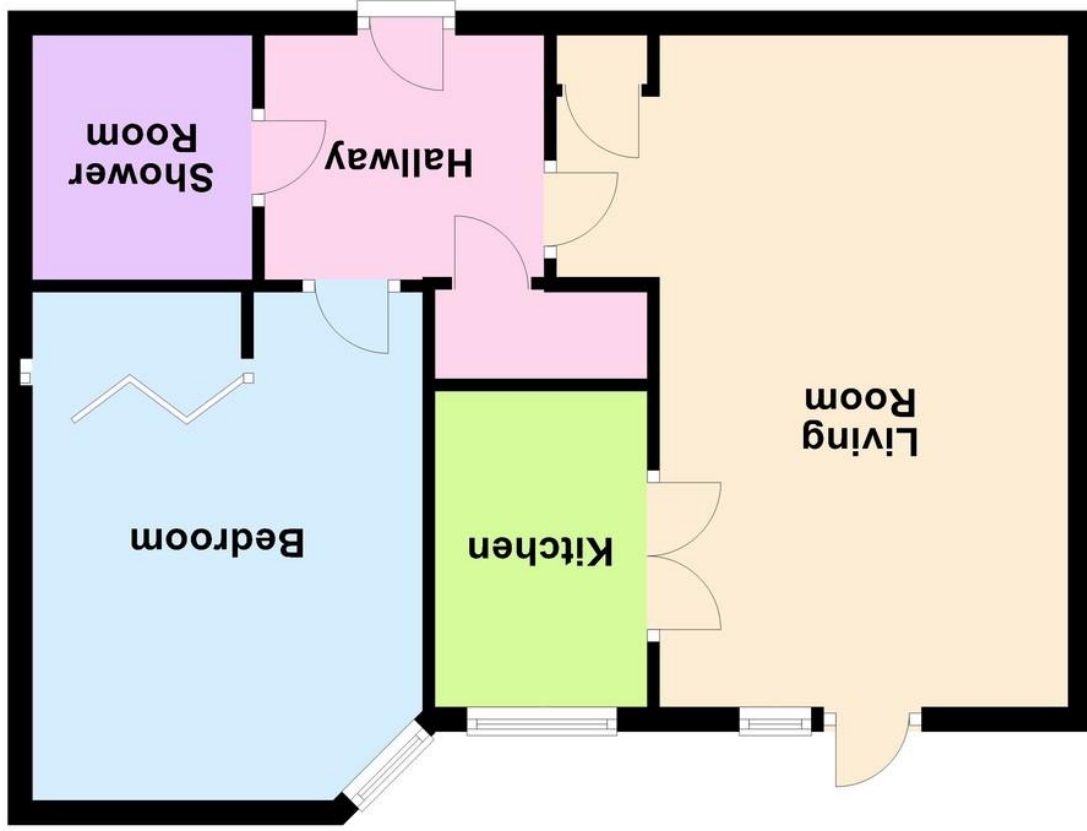


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total area: approx. 48.5 sq. metres (522.4 sq. feet)



Ground Floor
 Approx. 48.5 sq. metres (522.4 sq. feet)

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



- LUXURY RETIREMENT APARTMENT
- POPULAR RESIDENTIAL LOCATION
- ATTRACTIVE LOUNGE
- FITTED KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM

Owen Court, 2-12 Hollyfield Road, Sutton Coldfield, B75 7SG

£120,000



Property Description

A superb ground floor retirement apartment for the over 60's (partner over 55), occupies this popular residential location, being within easy access of amenities, including local schools, shops, and facilities with public transport on hand, and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. These apartments were built by McCarthy & Stone and offers luxury living for the over 60's, the development is approached via a secure intercom security system leading into a welcoming and relaxing communal lounge, which hosts various activities. Laundry room being well equipped, a self contained visitors suite for friends to family to enjoy. The apartment which is situated on the ground floor, briefly comprises, reception hallway, spacious living room, modern fitted kitchen, double bedroom and shower room. The apartment has its own door giving access to its well kept communal gardens. Early viewing of this property is highly recommended, which is available with no upward chain.

ENTRANCE HALL 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 18' Max x 13' 9" Max 10' 11" Min (5.49m x 4.19m) 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 communal garden and glazed double doors leading through to kitchen.

KITCHEN 9' 1" x 5' 9" (2.77m 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 hob with extractor hood above, built-in electric cooker, wall mounted, double glazed window to rear elevation.

BEDROOM 15' Max 12' 5" Min x 11' 3" Max (4.57m x 3.43m) Having double glazed window to front, wall mounted electric storage heater, built-in double wardrobe with mirrored sliding doors, shelving and hanging rail.

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 and data available for EE, Three, O2 & 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

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 108 years remaining. Service Charge is currently running at £2653.14 per annum and is reviewed annually. The Ground Rent is currently running at £395.00 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. 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

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Council Tax Band C - Birmingham City Council

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