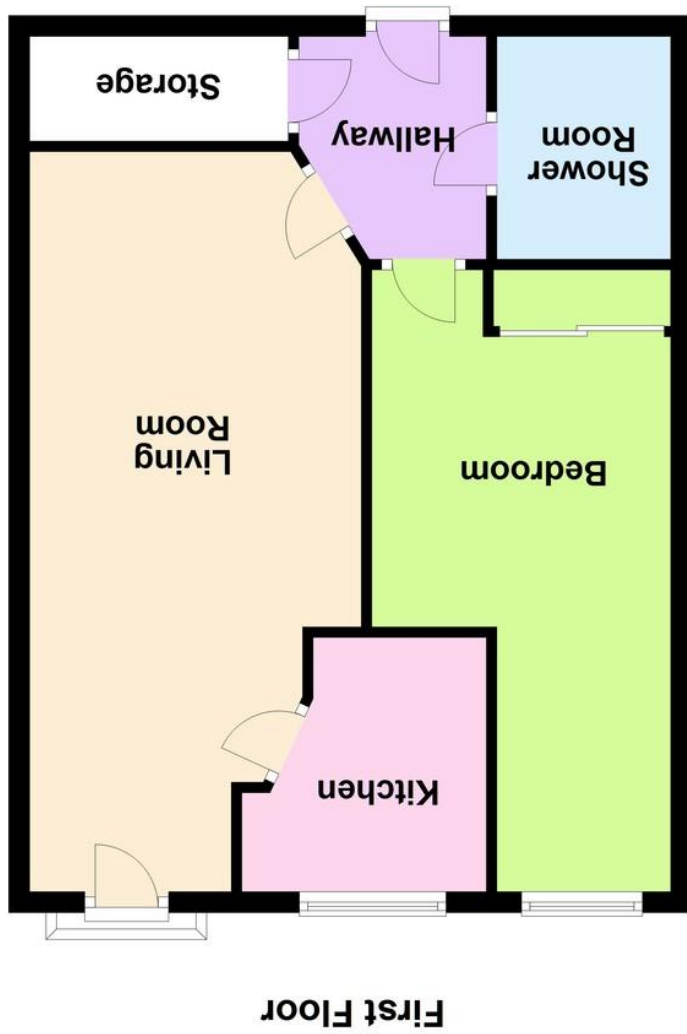
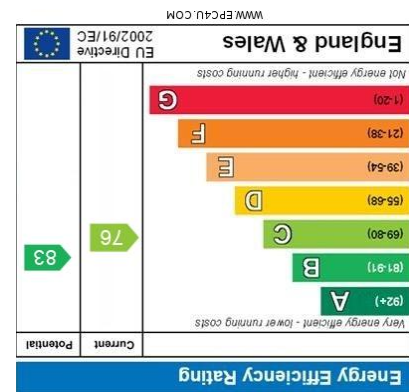


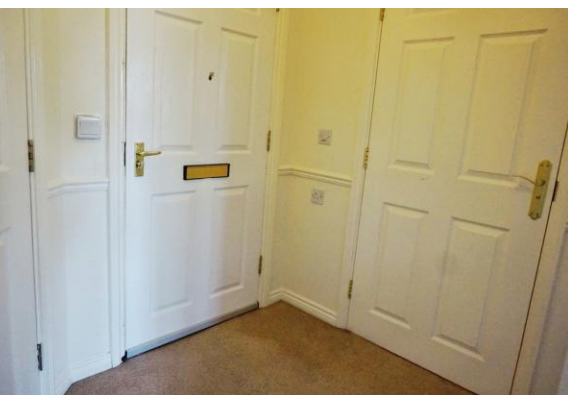
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



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

New Hall Lodge, Reddicap Heath Road, Sutton Coldfield, B75 7DW

£110,000

Property Description

DRAFT SALES DETAILS A WAITING VENDOR APPROVAL

A superb first 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 or 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.

COMMUNAL ENTRANCE HALL Approached by a security entrance system. A apartment 19 is situated on the first floor and is approached via a entrance door into the reception hallway.

ENTRANCE HALLWAY Approached via reception door with doors of to all rooms and useful walk in storage cupboard, housing hot water system.

SPACIOUS LIVING ROOM 23' 02" max x 11' 06" min x 10' 04" (7.06m x 3.15m) Focal point to the room is a feature fire place with surround and hearth, coving to ceiling, wall mounted electric heater, double glazed window door with matching side screens leading out to Juliet balcony and glazed door through to kitchen.

FITTED KITCHEN 7' 08" max x 8' 00" max (2.34m x 2.44m) Having matching range of wall and base units with work top surfaces, incorporating a stainless steel sink unit with tiled splash back surround and mixer tap, fitted halogen hob with extractor hood above, electric cooker, built in oven, integrated fridge, integral freezer, coving to ceiling and double glazed window to front.

DOUBLE BEDROOM 14' 05" max x 11' 002 min x 9' 04" max (4.39m x 2.84m) Having built in double wardrobe with shelving and hanging rail and mirror fronted doors, wall mounted electric heater, double glazed winds to front.

SHOWER ROOM Having a white suite comprising a vanity wash hand basin, cupboards below, low flush WC, part tiling to walls, fully tiled double shower cubicle with mains fed shower over, extractor, wall mounted heater, coving to ceiling.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data likely to be 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

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 £2910.45 per annum and is reviewed annually. The Ground Rent is currently running at £826.56 per annum to be reviewed February 2029. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

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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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

