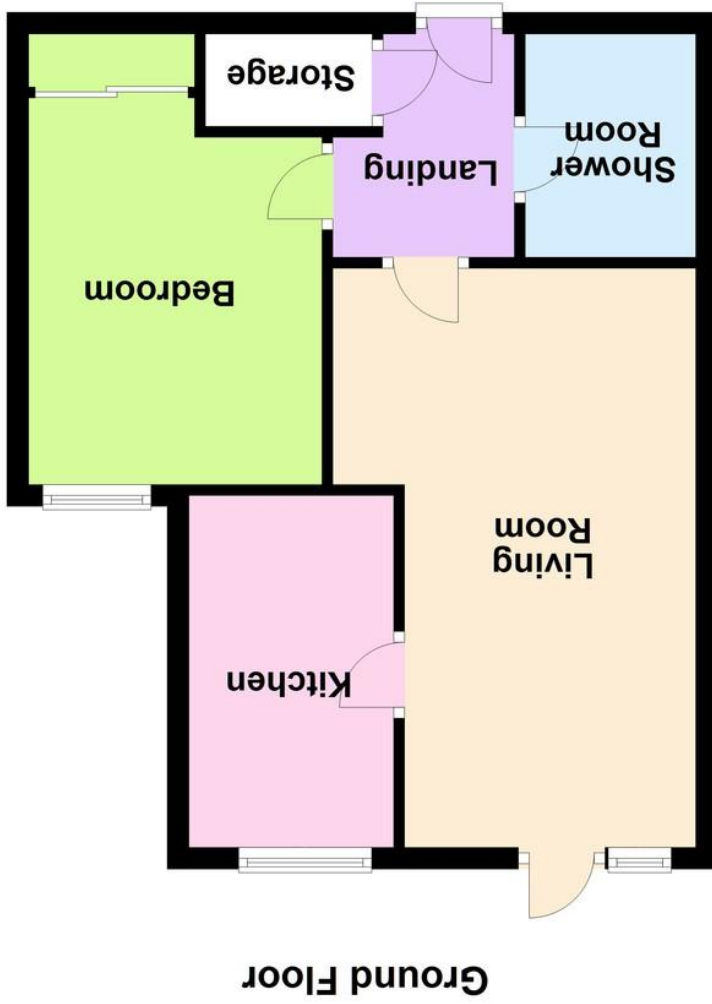
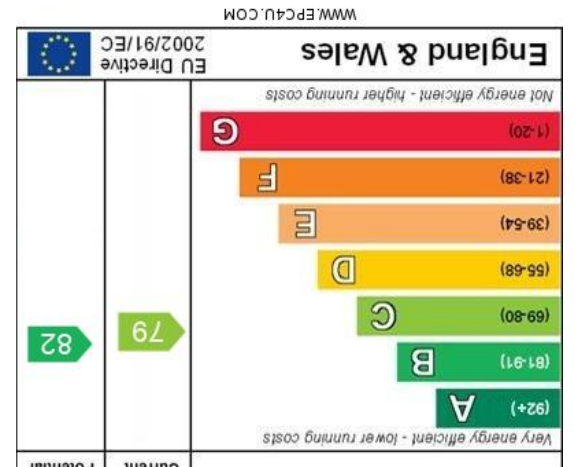


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- A WELL PRESENTED GROUND FLOOR RETIREMENT APARTMENT FOR THE OVER 60'S WITH IT'S OWN DOOR OUT TO COMMUNAL GARDEN
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS LOUNGE/DINING ROOM
- FITTED KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM

Flat 14, Owen Court, Hollyfield Road, Sutton Coldfield, B75 7SG

£100,000

## 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 HALLWAY** Approached by an entrance door with security entrance system, cupboard housing boiler and extra storage and doors leading off to all rooms.

**LIVING ROOM** 17' 07" x 11' 01" max 8' 10" min (5.36m x 3.38m) In this spacious room having a feature fire place with surround and hearth with electric fire, wall mounted electric storage heater and focal point to room is having a double glazed door with matching side screens leading out to a well maintained private communal garden area, further glazed double doors leading through to kitchen.

**KITCHEN** 8' 11" x 5' 09" (2.72m x 1.75m) Having a matching range of wall and base units, with work top surfaces over, incorporating inset stainless steel sink unit with mixer tap and side drainer, tiled splash back surrounds with fitted halogen hob with extractor hood over, built in oven, integrated microwave, integral fridge and freezer and double glazed window through to front elevation.

**BEDROOM** 15' 07" max 11' 09" min x 8' 09" (4.75m x 2.67m) Having a matching range of built in wardrobes with mirrored fronted doors, wall mounted electric storage heater and double glazed window to front elevation.

**SHOWER ROOM** Being well appointed with a suite comprising a vanity wash hand basin with cupboards beneath, low flush complementary tiling to walls, extractor, wall mounted electric heater, walk in double shower cubicle being fully tiled with mains fed shower over.

**OUTSIDE** The property is set in well maintained communal gardens, the apartment itself has its own door from the living room leading out to the communal gardens.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice and data likely availability for Three limited availability for EE, O2 & Vodafone  
 Broadband coverage -  
 Broadband Type = Standard Highest available download speed 15 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**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 £3141.86 and is reviewed annually The Ground Rent is currently running at £395.00 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

\*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.

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

