

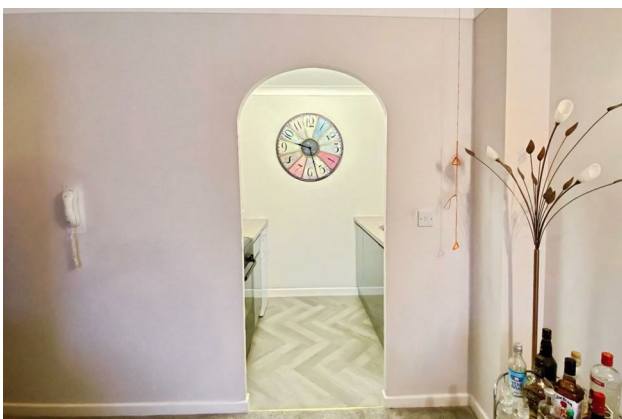
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Flat 30 Homehall House, 82 Upper Holland Road, Sutton Coldfield, B72 1RD

£85,000

Property Images



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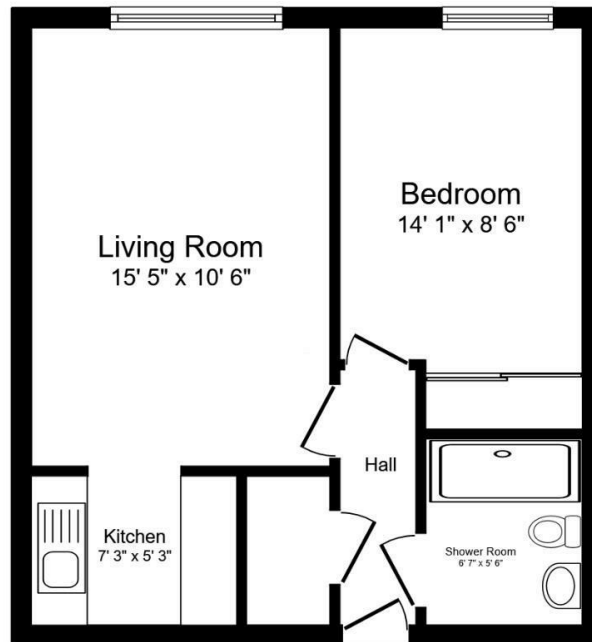
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Floor Plan

Floor area 406 sq.ft.

Total floor area: 406 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: Retirement Property Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

This well-presented first-floor retirement apartment is situated within a secure and highly regarded development, ideally located for Sutton Coldfield town centre. Residents benefit from easy access to shops, cafés, supermarkets, healthcare facilities including The Manor Practice and James Preston Health Care Centre, along with convenient local bus routes. The apartment features PVC double glazing and electric radiator heating where specified. Council Tax Band B applies.

The development provides a welcoming community environment with excellent communal facilities, including a comfortable residents' lounge with adjoining refreshment kitchen, laundry room, visitors' WC and a guest suite available to book for visiting family or friends. Residents can enjoy a sociable lifestyle and take part in activities as much or as little as they choose. Communal parking is available, and entry to the building is via a secure, power-assisted entrance with intercom access, leading to the reception area and house manager's office.

The apartment itself opens into a reception hall leading through to a bright and stylish lounge, offering a comfortable and relaxing living space finished in a modern, neutral décor that enhances the apartment's fresh, move-in ready appeal. The refitted kitchen has a contemporary, chic feel, fitted with modern base units and distinctive industrial-style open shelving, providing practical storage and preparation space, along with a sink unit and a brand-new, unused oven.

The generous double bedroom provides benefits from built-in double wardrobes and an electric radiator. The recently updated shower room is attractively finished in a modern style and comprises a large enclosed shower cubicle with glazed screen, vanity wash hand basin with storage below and WC.

Residents also enjoy access to well-maintained communal gardens with lawns and mature planting, providing a pleasant outdoor space and communal parking. A viewing is recommended.

Features

- First-floor retirement apartment in a secure, popular development.
- Modern, chic interior with neutral décor, move-in ready.
- Refitted kitchen with base units, industrial-style shelving, and new oven.
- Double bedroom with built-in wardrobes and electric radiator.
- Contemporary shower room with large shower, vanity, and WC.
- Communal lounge, laundry, guest suite.
- Well-kept gardens and parking, with secure entrance and on-site manager.
- Council Tax Band B