

# HUNTERS®

HERE TO GET *you* THERE

**Flat 6 Homehall House, 82 Upper Holland Road, Sutton Coldfield, B72 1RD**

**Asking Price £109,950**

**Property Images**





## Property Images





# HUNTERS<sup>®</sup>

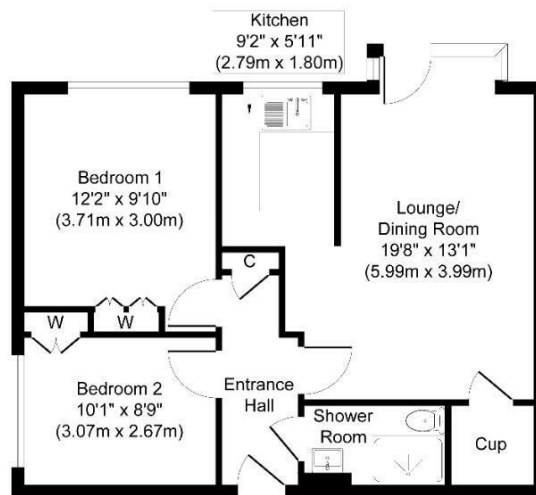
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## Property Images



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Approximate Floor Area  
**564 sq. ft**  
(52.39 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	75
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Retirement Property Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

This well-maintained ground-floor retirement apartment is set within a secure and popular development in a highly convenient central location, just a short walk from Sutton Coldfield town centre. A wide range of shops, cafés and everyday amenities are close by, along with The Manor Practice, James Preston Health Care Centre and local bus routes. The apartment benefits from PVC double glazing and electric radiator heating where specified. Council Tax Band B applies.

The development offers a variety of communal facilities for residents, including a comfortable residents' lounge with an adjoining refreshment kitchen. There is also a laundry room equipped with washing machines and dryers, a residents' and visitors' WC, and a guest suite available to book through the house manager for visiting family or friends. Communal parking is provided, and access to the building is via a power-assisted glazed entrance door with intercom and secure release, leading to a reception area and the house manager's office.

Inside, the apartment opens into a reception hall, lounge enjoying a pleasant outlook over the communal gardens and French doors opening onto patio area, refitted kitchen with a range of base and wall units, along with a single drainer sink unit, providing practical storage and preparation space. Two double bedrooms overlooking the rear gardens, with electric radiators and built-in double wardrobes, shower room is fitted with a suite comprising a large enclosed shower cubicle with glazed screen, a vanity wash hand basin with storage below, low-level WC and a wall-mounted heater.

Externally, residents can enjoy well-kept communal gardens to the side and rear, featuring lawns, shrubs and mature planting, offering a peaceful and attractive setting.

## Features

- Ground-floor retirement apartment
- Ideally located
- Raised power points for ease of living
- Residents' lounge, refreshment kitchen, laundry room, and guest suite
- Private patio
- Communal gardens
- Parking to front and rear
- Council Tax Band D