



Steeple Lodge, Church Road,
Sutton Coldfield, B73 5GB

Offers in the Region Of £175,000

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This superbly located well proportioned two double bedroom first floor managed retirement apartment with lift access offers an enviable proposition for purchasers. The immaculate bright and airy property boasts an exceptional situation with views over the communal gardens.

The lounge has a feature fireplace and dual aspect windows, there is a contemporary fully fitted kitchen with integrated appliances.

The modern shower room is complemented by an additional guest cloakroom and large shelved storage/airing cupboard.

Conveniently placed and enjoying a residents lounge, which holds regular social events, along with a well-being suite laundry and residents car park all within close proximity to Boldmere high street, in the shadow of St Michael's church, it must be seen to be appreciated.





Property Specification

SUPERBLY LOCATED WELL PROPORTIONED RETIREMENT
FLAT
TWO DOUBLE BEDROOMS
GOOD SIZE LIVING ROOM
FITTED KITCHEN WITH INTEGRATED APPLIANCES
MODERN STYLE SHOWER ROOM AND SEPARATE GUEST

Living Room 6.05m (19'10") x 3.59m (11'9")

Kitchen 2.34m (7'8") x 2.34m (7'8")

WC

Cloaks

Bedroom 1 4.93m (16'2") x 2.79m (9'2")

Bedroom 2 4.93m (16'2") x 2.64m (8'8")

Shower Room

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 14th August 2024

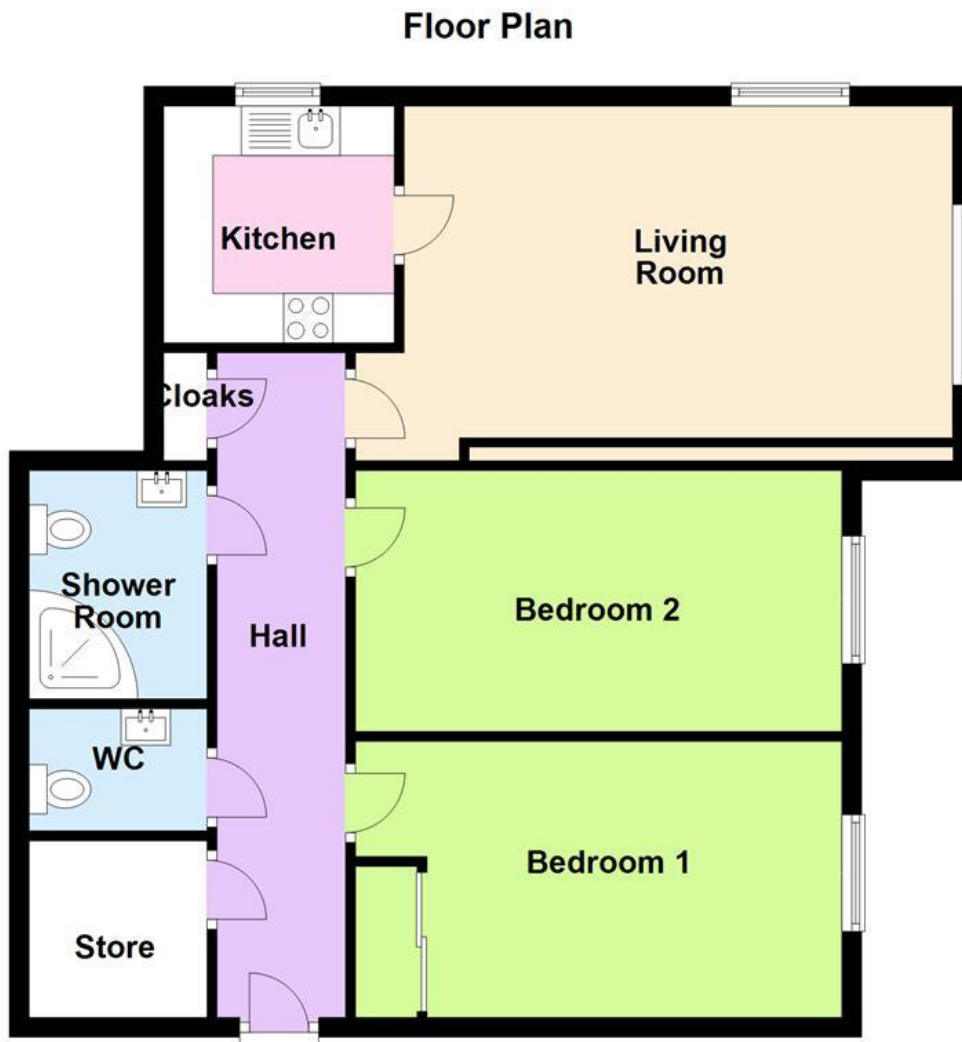
Viewer's Note:

Services connected: Electric, water & drainage
Council tax band: D

Tenure: Leasehold
Service charge: £3858.00 per annum
Ground Rent: £702.00 per annum

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

