



The Spires, Church Road,
Sutton Coldfield, B73 5RZ

£220,000

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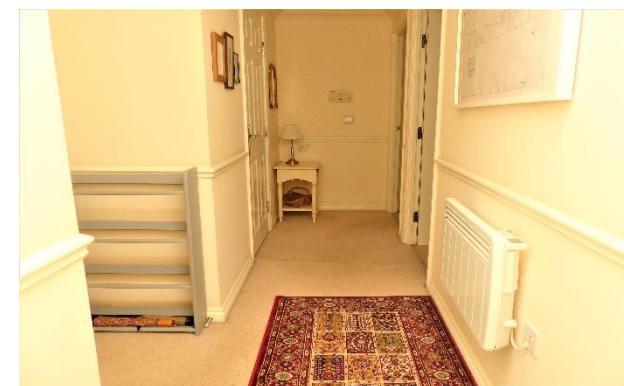
Excellent well appointed generously proportioned ground floor two double bed retirement apartment for the over 60's.

Having communal access and direct entry through a patio door via the well-maintained garden and car park.

The property offers generous and luxurious accommodation with a superbly proportioned living room, fitted kitchen and shower room and enjoys onward chain.

Communal facilities including lounge, parking and guest accommodation are available in the neighbouring block along with on site management, an early viewing is essential to avoid disappointment.

- COVETED AND DESIRABLE GROUND FLOOR RETIREMENT APARTMENT
- IDEALLY SITUATED WITHIN CLOSE PROXIMITY OF NEARBY BOLDMERE HIGH STREET
- TWO DOUBLE BEDROOMS
- GENEROUS LIVING ROOM WITH TWIN BAYS
- ATTRACTIVE VIEWS ONTO WELL MAINTAINED GROUNDS WITH DIRECT ACCESS
- NO ONWARD CHAIN
- COMMUNAL FACILITIES AVAILABLE
- FITTED KITCHEN AND MODERN SHOWER ROOM
- ENVIALE ACCOMMODATION FOR THE OVER 60'S





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: 2nd July 2021

Property Specification

COVETED AND DESIRABLE GROUND FLOOR RETIREMENT APARTMENT

The property briefly comprises:

Hall

Kitchen 2.52m (8'3") x 2.34m (7'8")

Living Room 5.93m (19'5") x 4.10m (13'6")

Bedroom 4.79m (15'9") x 3.03m (9'11") max

Bedroom 4.17m (13'8") x 2.79m (9'2")

Utility Area 1.02m (3'4") x 0.67m (2'2")

Bathroom 2.11m (6'11") x 1.65m (5'5")

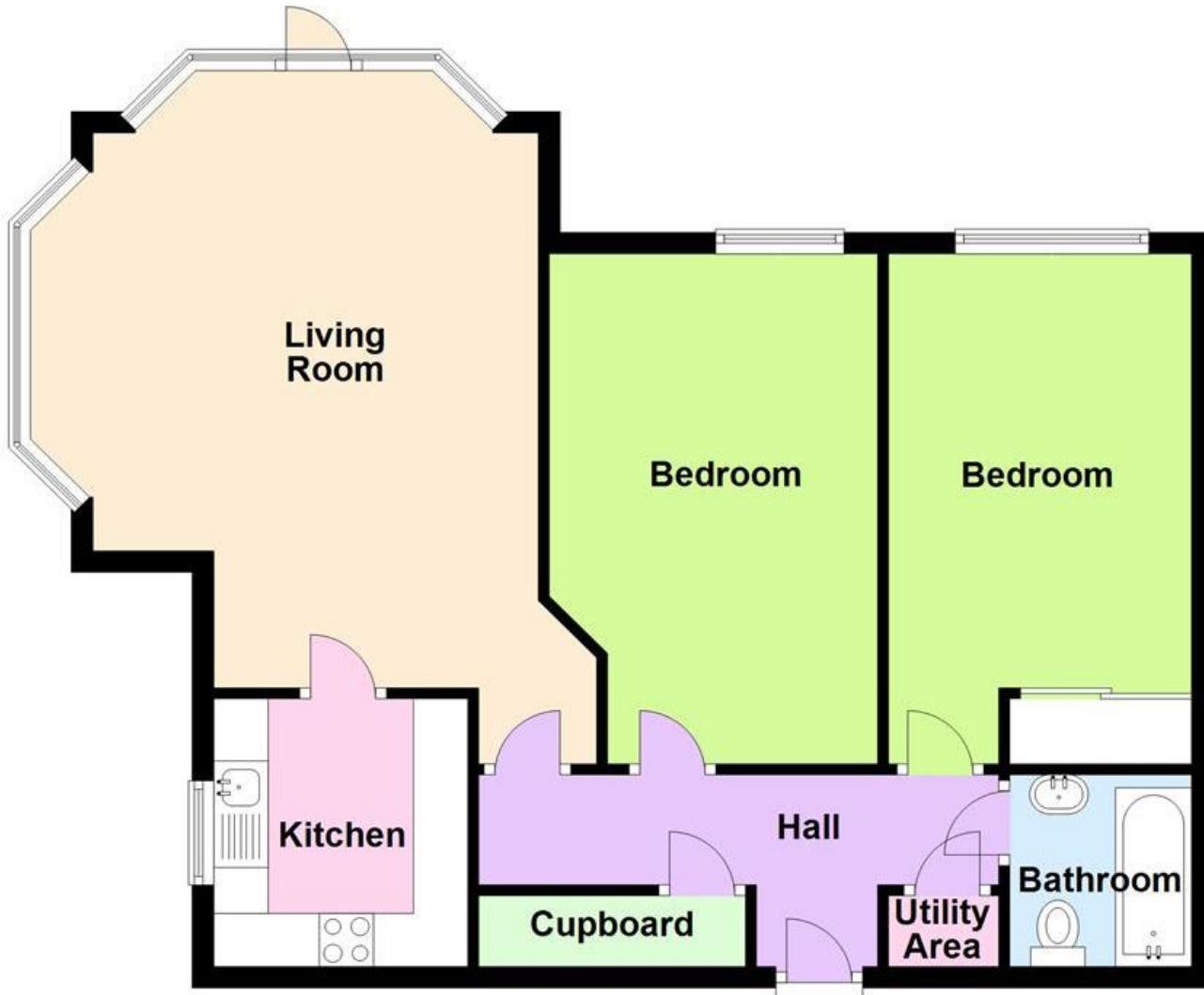
Viewer's Note:

Services connected: Mains electricity, water & drainage
Council tax band: D
Tenure: Leasehold 115 years remaining, lease from January, 2011
Ground Rent: To be confirmed
Service Charge: £2,600 per annum

Floor Plan

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

Floor Plan



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

