



Hargreave Close,  
Sutton Coldfield, B76 1GR

Offers in Excess of £180,000

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A well-presented end terrace retirement property situated in a highly sought after cul de sac location close to local amenities and transport links in Walmley village.

Internal inspection to the ground floor reveals a welcoming reception hall, guest cloakroom, spacious living room and a fitted kitchen/dining room.

Stairs lead from the reception hall to the first floor landing where there are two good sized bedrooms and a shower room.

Outside the property is surrounded by well maintained communal gardens and there is an allocated off road parking space.

For peace of mind emergency pull cords are available in every room of the property.

The Estate Manager is a resident on the development and available to offer help, advice and assistance during working hours.

Residents also have access to the communal lounge and laundry along with a guest suite for visitors which is available subject to booking.

Offered for sale with the added benefit of no upward chain, internal viewing is highly recommended.





### 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: 5th April 2023

### Property Specification

RETIREMENT PROPERTY  
END TERRACE  
MODERN KITCHEN  
WELL APPOINTED LOUNGE  
GUEST CLOAKROOM

**Lounge 11' 7" x 10' 9" (3.53m x 3.27m)**

**Kitchen/Diner 14' 0" x 9' 0" (4.26m x 2.74m)**

**Guest Cloakroom**

**Bedroom One 11' 10" x 10' 9" (3.60m x 3.27m)**

**Bedroom Two 9' 0" x 7' 3" (2.74m x 2.21m)**

**Shower Room**

### Viewer's Note:

Services connected: Mains electricity, water & drainage  
Council tax band: C

Tenure: Leasehold - 999 year lease from November, 1987  
Service Charge & Ground Rent: £2,380.32 per annum  
Restrictions: Development for over 60's

# Floor Plan

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

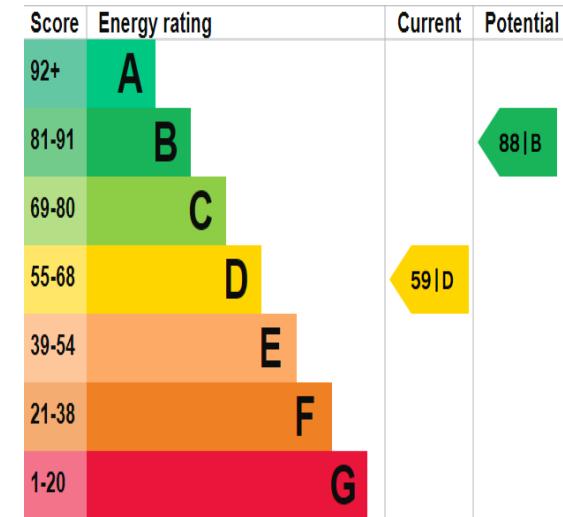


GROUND FLOOR



1ST FLOOR

## Energy Efficiency Rating



## Map Location

