



117 Reddicap Heath Road,  
Sutton Coldfield, B75 7DW

Offers in excess of £60,000



## Offers in the Region Of £80,000



Paul Carr Estate Agents are delighted to welcome to the market this excellent opportunity to purchase this one-bedroom flat located in the popular New Hall Lodge Development. Approached via a communal car park and entered through a secure entrance into a communal reception area. Upon entry into the flat you are welcomed into an entrance hall. This gives you access to a spacious living room with patio doors leading into the gardens. The kitchen offers an array of wall and base units, plenty of countertop space, sink with side drainer and oven. The bedroom is another good-sized room with two built on wardrobes. Completing the internal space is a shower room with hand wash basin and WC. New Hall Lodge offers a welcoming environment with a communal lounge and garden and laundry room. Book your viewing today!

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.







### ***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: 12th August 2025

## ***Property Specification***

EXCLUSIVE RETIREMENT DEVELOPMENT IN SUTTON  
COLDFIELD  
GROUND FLOOR APARTMENT  
ONE BEDROOM  
SPACIOUS LIVING ROOM WITH PATIO DOORS LEADING OUT  
TO THE COMMUNAL GARDENS

**Lounge 5.60m (18'4") x 3.70m (12'2")**

**Kitchen 2.20m (7'3") x 2.10m (6'11")**

**Bedroom 18' 4" x 9' 2" (5.58m x 2.79m)**

**Shower Room 2.10m (6'11") x 1.80m (5'11")**

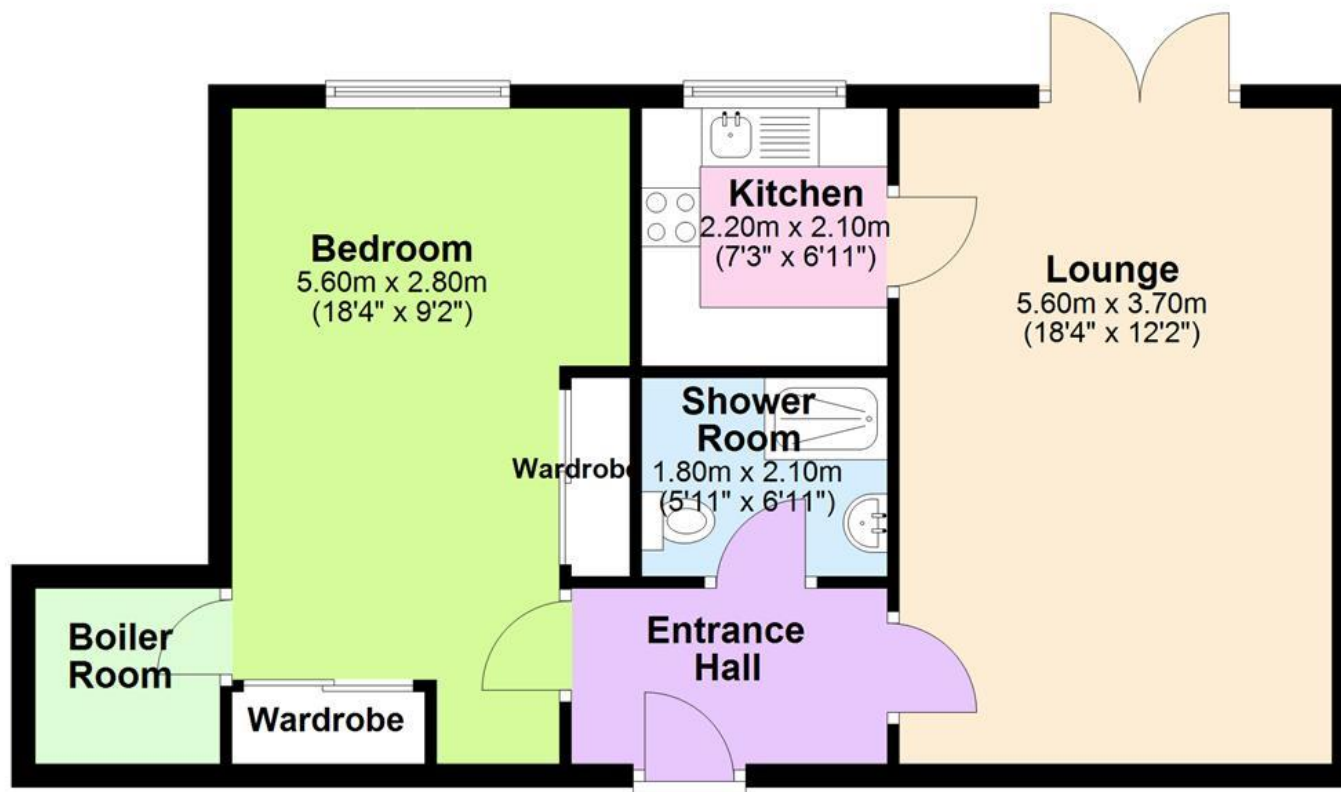
### ***Viewer's Note:***

Services connected: water, electric and drainage  
Council tax band: C  
Tenure: Leasehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £2456  
Restrictions:

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

