



Chester Road, Streetly
Sutton Coldfield, B74 3QX

£90,000

***** A WELL PRESENTED ONE BEDROOM RETIREMENT APARTMENT LOCATED AT HUNTERS COURT IN STREETLY, AVAILABLE EXCLUSIVELY FOR THE OVER 55s AND OFFERED FOR SALE WITH NO ONWARDS CHAIN *****

Situated on the first floor with lift access to all floors, the apartment offers comfortable and convenient living. Internally, the accommodation comprises a welcoming entrance hall, a bright lounge/dining room featuring a Juliet balcony, a fitted kitchen, a double bedroom, and a modern shower room. The property is turn-key ready, making it an ideal option for those seeking a low-maintenance home.

The development benefits from well-maintained communal areas, with residents enjoying access to a communal lounge, kitchen, and laundry room, providing both convenience and a sense of community. Parking is available on a first come, first served basis.

Ideally positioned within close proximity to a wide range of local amenities, including a Tesco Express, Costcutter, café, hair salon and barbers, pharmacy, dentist, and a variety of takeaway restaurants, the location offers excellent everyday convenience.

Internal viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

Tenure: We can confirm the property is Leasehold with approximately 103 years remaining.

Service Charge: The vendor has advised us the current service charge is £2,800 per annum.

Ground Rent: The vendor has advised us the current ground rent is £392 per annum.

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.

Services Connected: Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Hall

Lounge/Dining Room

17' 8" x 11' 2" (max) (5.38m x 3.40m)

Kitchen

8' 11" x 5' 8" (2.72m x 1.73m)

Bedroom

15' 4" (max) x 8' 8" (4.67m x 2.64m)

Shower Room

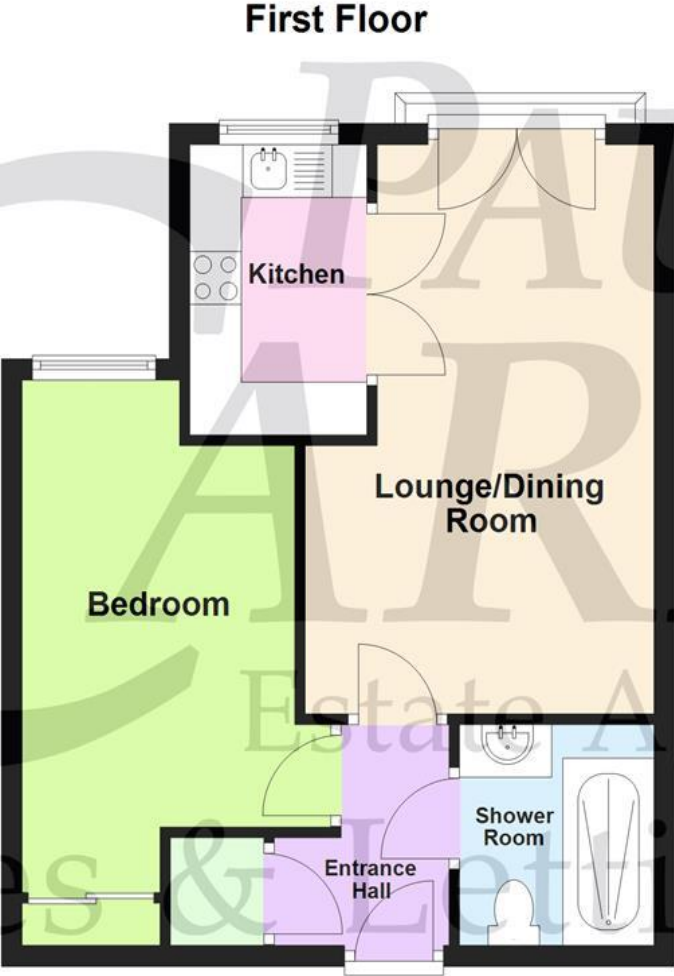
6' 9" x 5' 6" (2.06m x 1.68m)





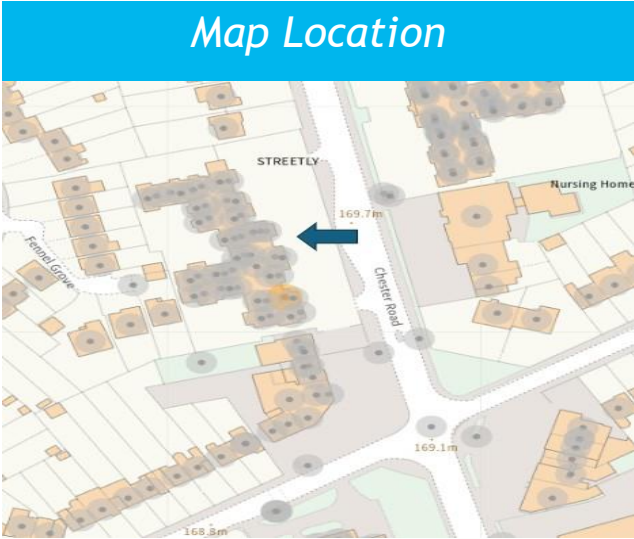
Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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