



24 Hunters Court, Chester Road, Streetly,  
Sutton Coldfield, B74 3QX

£70,000



Paul Carr Estate Agents are delighted to offer for sale this one bedroom first floor apartment offered with NO UPWARD CHAIN.

This retirement apartment is ideally located for local amenities to include public transport, convenience shopping and provides residents lounge and laundry.

The property is accessed from the communal entrance hallway with lounge area off and laundry facility, lift and stairs rise to the first floor with individual door access to the apartment.

The apartment comprises, entrance hallway, open plan lounge/diner which in turn has a fully fitted kitchen off having a range of matching base and wall units, both the lounge and the kitchen face the gardens. To the bedroom there is a fitted double wardrobe ample space for double bed and furniture and again has views over the rear gardens. The bathroom to the property has been fitted with enlarged shower cubicle and has vanity wash basin & W.C.

To the outside are beautifully presented grounds with patio areas and a wealth of herbaceous borders.

The development offers safe and secure accommodation, benefitting from a House Manager and a 24 hour Appello Call system.





### 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: 9<sup>th</sup> October 2023

## Property Specification

FIRST FLOOR RETIREMENT APARTMENT  
WELL REGARDED LOCATION, CLOSE TO LOCAL AMENITIES  
ONE DOUBLE BEDROOM WITH FITTED WARDROBE  
OPEN PLAN LOUNGE/DINING ROOM  
FITTED KITCHEN

### Entrance Hallway

**Lounge/Dining Room 17' 7" x 14' 6"**  
(5.35m x 4.43m max)

**Fitted Kitchen 8' 11" x 5' 9"**  
(2.73m x 1.75m)

**Bedroom One 12' 9" x 8' 9"**  
(3.88m x 2.66m)

### Shower Room

### Viewer's Note:

Services connected: Electric/water/drainage  
Council tax band: B

Tenure: Leasehold (125 years from July 2004 - 107 years remaining)

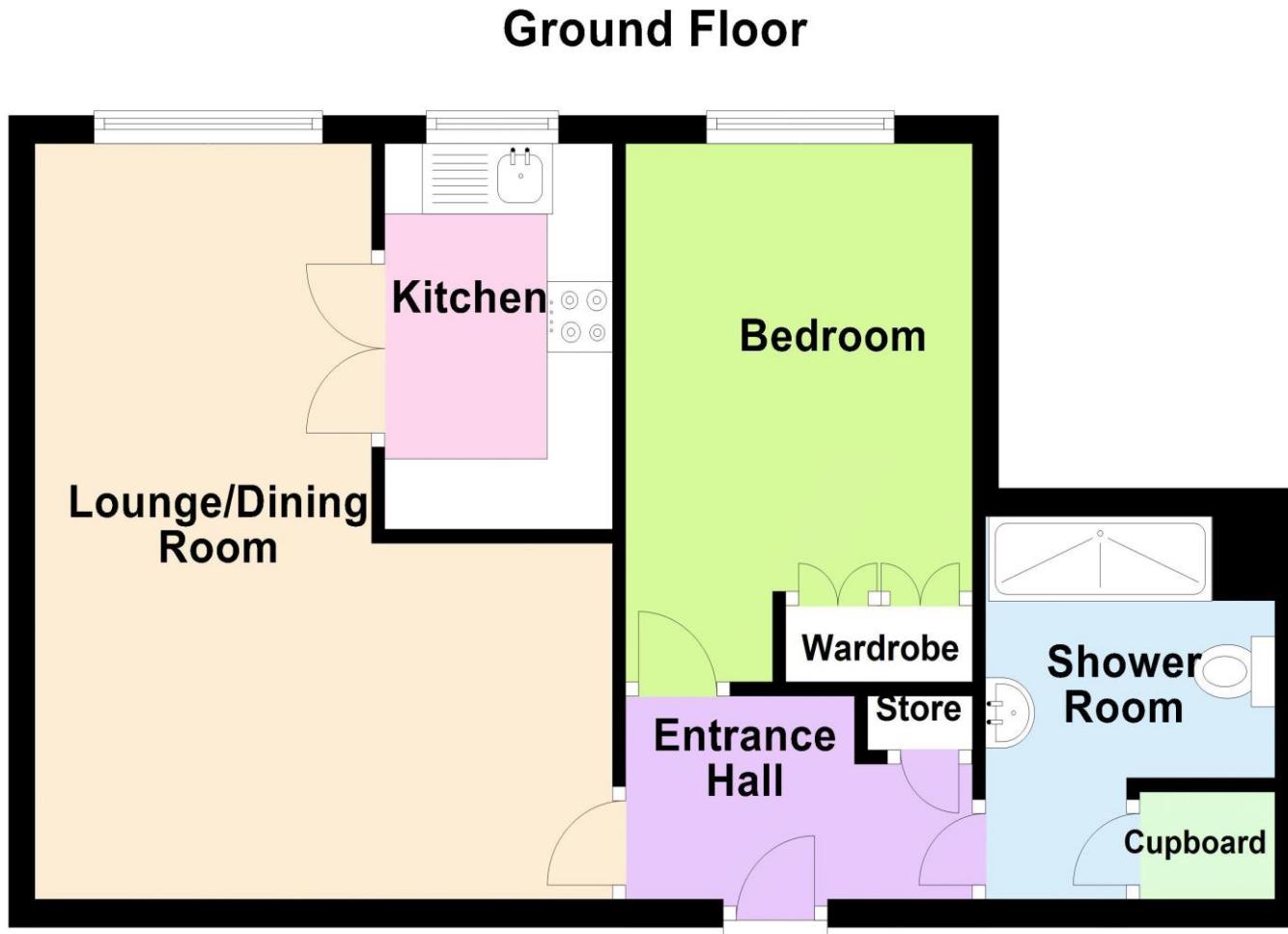
Ground Rent: £385.00 per annum

Service Charge: £3,322.00

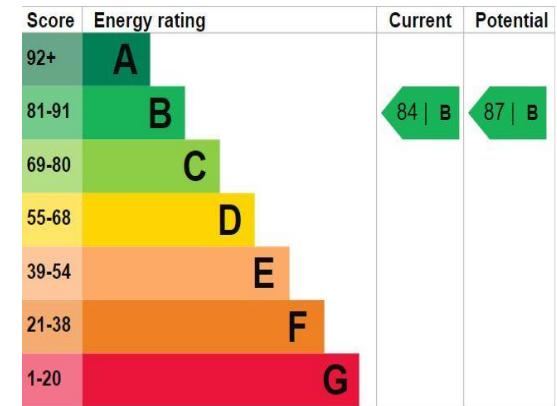
Restrictions: 60 + age restriction

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

