



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

Offers in the Region Of £105,000

Streetly

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*** This well presented first floor one bedroom retirement apartment is offered for sale with the benefit of no upward chain, in the highly sought after Hunters Court development ***

Approached via a residents' only parking area and communal entrance to building, the accommodation briefly comprises of an entrance hall with store cupboard, leading into a spacious lounge/diner with ample living space.

There is a charming, fitted kitchen off the dining area, with great storage space and fitted appliances. Also off the hall is a large double bedroom with fitted wardrobes, and a fitted shower room.

The grounds of the development are very well maintained, and the development offers independent living with a wealth of communal facilities including the communal lounge with library and kitchen area with numerous indoor and outdoor activities organised by the House Manager, also a laundry room and guest suite available to hire.





Property Specification

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
ONE SPACIOUS BEDROOM WITH FITTED WARDROBES
SPACIOUS LOUNGE/DINER
SEPARATE FITTED KITCHEN
FAMILY SIZE BATHROOM

Hall

Lounge/Diner 18' 1" x 11' 2"
(5.52m x 3.41m max, 2.71 min)

Kitchen 8' 11" x 5' 8"
(2.73m x 1.72m)

Bedroom 15' 5" x 8' 9"
(4.70m x 2.67m)

Shower Room 6' 10" x 5' 7"
(2.08m x 1.71m)



Agent's Note:

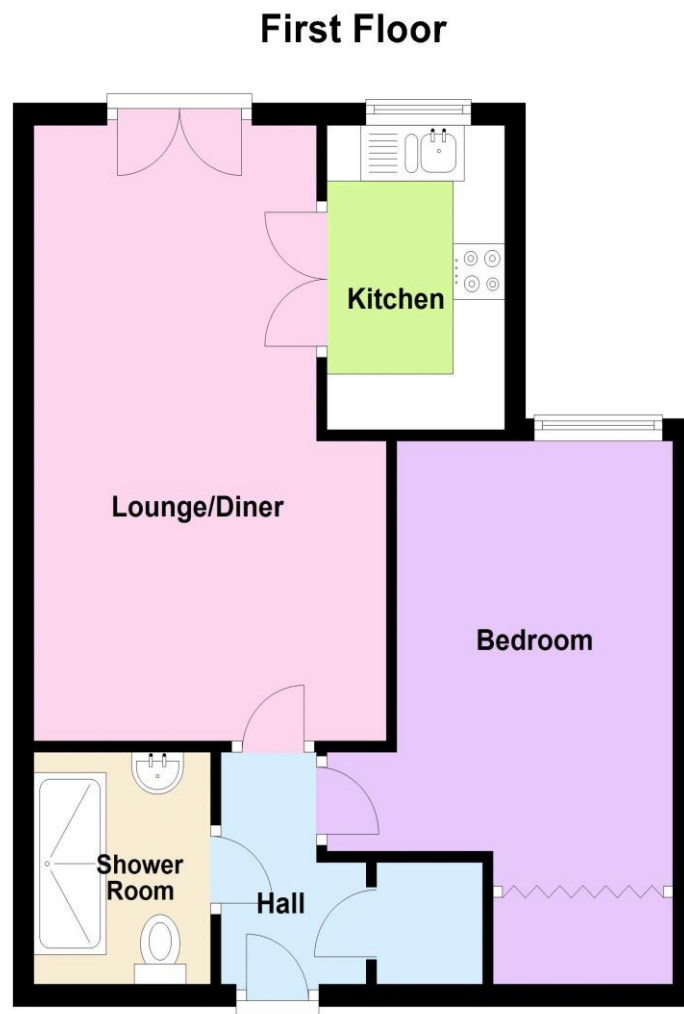
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 24th October 2022

Viewer's Note:

Services connected: Electric/water/drainage
Council tax band: B
Tenure: Leasehold - years remaining TBC
Ground Rent: £385.00 per annum
Service Charge: £3322.00 per annum
Restrictions: Age Over 60

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

