



22 Pegasus Court, Chester Road, Streetly,
Sutton Coldfield, B74 3NW

Offers in Excess of £100,000

Streetly

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This wonderfully presented and spacious one bedroom first floor retirement apartment is situated in Pegasus Court in Streetly, a sought after development within walking distance of local amenities and transport links.

Residents can enjoy the use of the communal lounge, kitchen, laundry room, refuse facilities, and guest suite with various ongoing activities throughout the year.

Extra peace of mind and security is provided via an intercom/call system straight to the house manager.

Approached via the entrance hall with a good size storage cupboard, the accommodation briefly comprises of a spacious lounge/diner with a door off to the fitted kitchen, one double bedroom with fitted wardrobes, and a shower room with useful storage cupboard.

The property is located to the rear of the block and over looks the well maintained communal gardens.

To the fore is the residents only parking area.





Property Specification

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
OVERLOOKING THE WELL MAINTAINED
COMMUNAL GARDENS
SPACIOUS LOUNGE/DINING ROOM
DOUBLE BEDROOM WITH FITTED WARDROBES
MODERN KITCHEN AND SHOWER ROOM

Entrance Hall

Lounge/Dining Room 19' 2" x 11' 0" (max)
(5.84m (max) x 3.35m)

Kitchen 6' 4" x 5' 8"
(1.93m x 1.73m)

Bedroom 17' 10" x 9' 3"
(5.43m x 2.82m)

Shower Room 8' 1" (max) x 6' 4"
(2.46m (max) x 1.93m)

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: 7th December 2023

Viewer's Note:

Services connected: Electricity/Water/Drainage
Council tax band: C
Tenure: Leasehold - 125 years from 2007 - 108 years remaining
Ground Rent: £460.00 per annum
Service Charge: £3000.00 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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

