

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

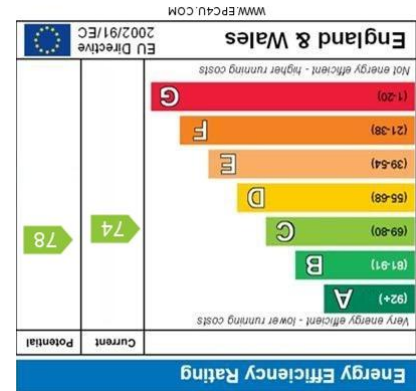


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- SIZEABLE LOUNGE
- ONE BEDROOM
- DOUBLE GLAZED
- SIZEABLE LOUNGE
- FITTED KITCHEN
- BUILT IN STORAGE CUPBOARD



Homehall House, 82 Upper Holland Road,
 Sutton Coldfield, B72 1RD

Offers over £50,000



Property Description

Homehall House is a lovely retirement building located on Holland Road in Sutton Coldfield offers a comfortable and secure living environment. It features double-glazed windows that provide excellent insulation and tranquillity.

The spacious hallway welcomes you into a well-designed layout, including a bathroom, a separate cosy bedroom, and a bright lounge connected to a functional kitchen - perfect for relaxing and entertaining. Comfort is assured with storage heating and a hot water tank for baths, complemented by an electric shower.

For added safety, the building is equipped with emergency pull cords, and the communal areas are both secure and beautifully maintained, ensuring peace of mind. Access is easy via a secure fobbed main door and an intercom system for visitors.

The building is equipped with a lift, making it easily accessible to all floors, communal residents lounge, communal laundry room, and a guest room that friends and relatives can rent for visits. The peaceful atmosphere makes this an ideal place to call home, offering comfort, security, and a welcoming community.

Large resident's car park at rear accessible via South Parade off Upper Holland Road.

TO THE FRONT Having communal frontage with communal door leading into lobby area, approach the property from the third floor and door into:-

HALLWAY Carpeted and having door to large storage cupboard which houses hot water tank and water metre, doorbell to front door and care alarm system.

BATHROOM 5' 4" x 6' 8" (1.63m x 2.03m) Having sink, WC, bath with electric shower over, electric towel rail and extractor fan.

BEDROOM 8' 6" x 12' 1" (2.59m x 3.68m) Having fitted wardrobes, window overlooking front, emergency pull cord and storage heater.

LOUNGE 10' 6" x 15' 3" (3.2m x 4.65m) Carpeted, wall lights, large window overlooking front, emergency pull cord, intercom system, storage heater and archway through to:-

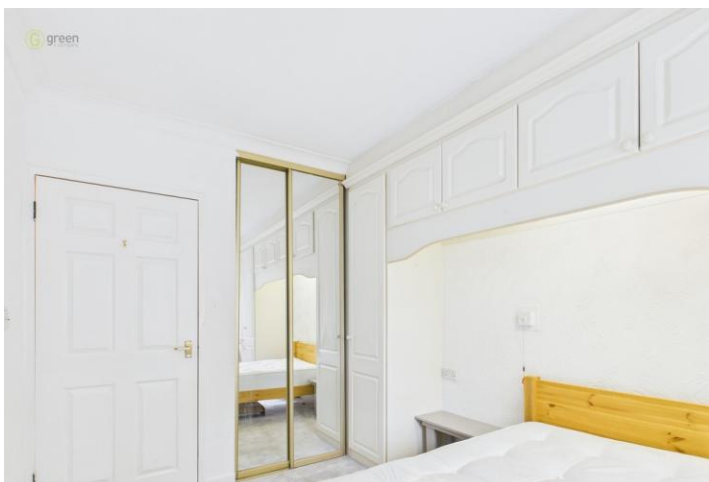
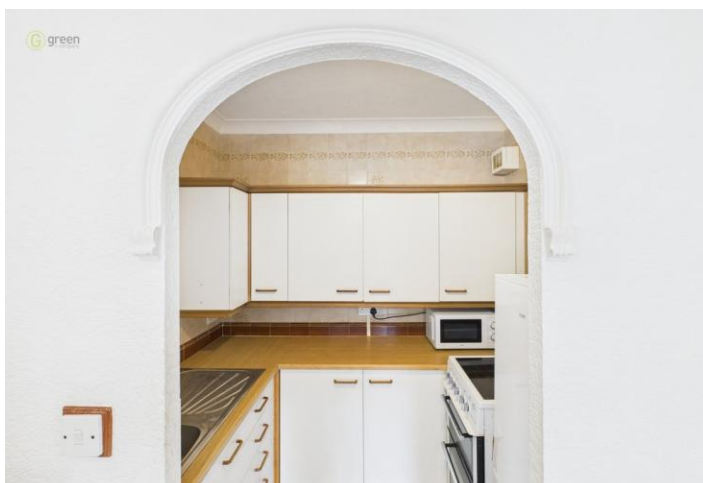
KITCHEN 7' 1" x 5' 5" (2.16m x 1.65m) Having a range of wall and base units with inset sink, space for electric cooker and fridge freezer, work surfaces, extractor fan, wall lights.

Council Tax Band B Birmingham City Council

Utility Supply
Electric - Mains
Gas - N/A
Water - Mains
Heating - Storage heaters
Sewerage - Mains

Flood Risk

Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low



Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2, Three, Vodafone - Good outdoor and in home

Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 59 years remaining. Service Charge is currently running at £2780.86 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £454.50 per annum and is reviewed (to be confirmed). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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