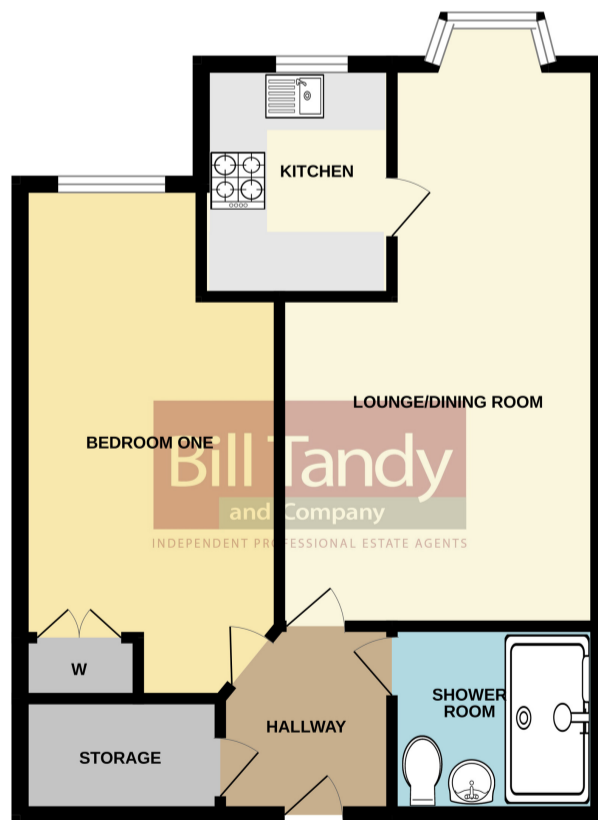




GROUND FLOOR



6 ELISABETH COURT, 344 LICHFIELD ROAD, SUTTON COLDFIELD B74 4BH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Apartment 6 Elisabeth Court 344  
Lichfield Road, Sutton Coldfield,  
West Midlands, B74 4BH**

**£130,000 Leasehold**

This first floor retirement apartment is ideally located as it is within walking distance of Mere Green centre which offers shopping, bars, restaurants, gyms, coffee shops, doctors surgeries, library, Post Office and supermarkets as well excellent transport links via road, bus services and cross city rail services into Birmingham New Street and beyond. Regular social activities are organised by the Estate Manager and residents and there are the services of a visiting House Manager and a 24 hour Careline alarm service. The apartment boasts a lounge/dining area, a bright fitted kitchen, a shower room with attractive vanity unit incorporating cupboard space and vanity mirror with spotlights over and the bedroom has a range of fitted wardrobes. The complex also offers a communal laundry, an attractive communal lounge and communal gardens. This complex has 15 flats built in 2005 and with new residents accepted from 55 years of age, an early viewing of this apartment is strongly recommended to fully appreciate the location and accommodation on offer.



**COMMUNAL HALLWAY**

The development is accessed via a security intercom system leading into a Communal Hallway with ceiling light point and stairs and lift access to further floors. Apartment 6 is located on the first floor and a private entrance door opens to:

**RECEPTION HALL**

having a convector heater, coving, ceiling light point, location of smoke alarm, pull cord system and a built-in storage cupboard housing the meters, hot water cylinder and linen shelving.

**LOUNGE/DINING ROOM**

6.49m max (3.43m min) x 3.37m max (2.17m min) (21' 4" max 11'3" min x 11' 1" max 7'1" min) having a storage heater and additional electric radiator, coving, two wall and two ceiling light points, emergency pull-cord system and UPVC double glazed bay window to front.

**ATTRACTIVE FITTED KITCHEN**

2.31m x 1.95m (7' 7" x 6' 5") A bright naturally lit room with a range of matching base and wall-mounted storage cupboards and drawers with ample work-surface space and tiled splashbacks, inset stainless steel one bowl sink and drainer unit with mixer tap, integrated fridge/freezer, electric oven and hob, linoleum flooring, coving to ceiling and UPVC double-glazed window to front.

**BEDROOM**

5.46m max (3.46m min) x 2.79m max (1.95m min) (17' 11" max 11'4" min x 9' 2" max 6'5" min) having UPVC double glazed window to front, night storage heater, two ceiling light points, coving, double doored built-in wardrobe and emergency pull cord system.



**SHOWER ROOM**

2.16m x 1.94m (7' 1" x 6' 4") having large double shower cubicle with thermostatic mixer shower, grab rails and co-ordinating tiling, wash hand basin, W.C. set in attractive vanity unit with cupboard space beneath and large wall-mounted mirror above, spotlights, further storage cabinet, Tiled splashbacks, ceiling light point, coving electric towel/radiator and additional wall mounted heater.

**COMMUNAL LAUNDRY ROOM**

Located on the ground floor with washing/drying machines and sink and drainer unit.

**ATTRACTIVE AND WELCOMING RESIDENTS LOUNGE**

**OUTSIDE**

There are beautifully maintained landscaped communal gardens, perfect for enjoying warm summer days. We understand there is a limited number of unallocated parking spaces within the gated courtyard to the rear of Elisabeth Court.

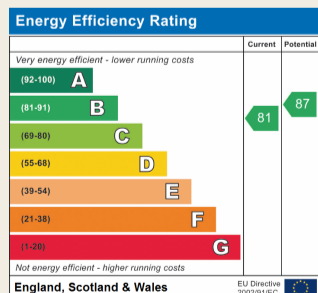
**COUNCIL TAX**

Band C.



**LEASE TERMS**

Our clients advise us that the property is Leasehold with 125 years from 1st January 2004, and that there is a Service Charge of £4117.80 per annum, and a Ground Rent of £349.00 per annum . Should you proceed with the purchase of this property these details must be verified by your solicitor.



**TENURE**

Our clients advise us that the property is Leasehold. Should you proceed with the purchase of this property these details must be verified by your solicitor.



**VIEWING**

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

