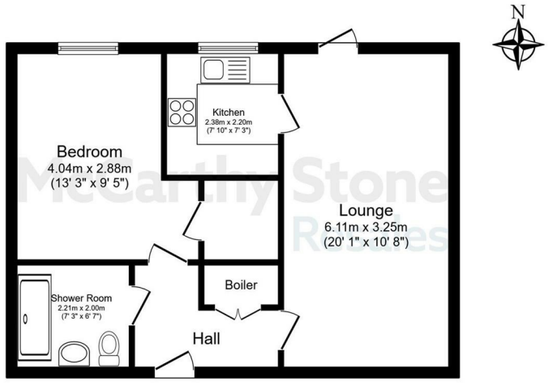
Excellent
Trustpilot

Homes England

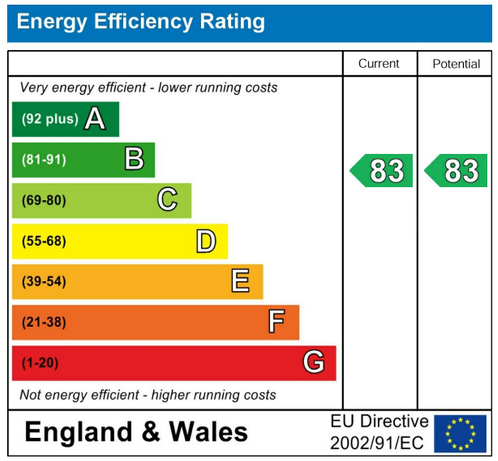
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Total floor area 52.2 sq.m. (562 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







2 Powell House

25 Holland Road, Sutton Coldfield, B72 1SB

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Powell House could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £56,000 Leasehold

Owned Share: 20% | **Monthly Rent:** £532

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautiful one bedroom retirement apartment in great condition
- Walk-out patio area for relaxing
- House Manager on site during office hours
- Stylish roof terrace for socialising
- Social communal lounge
- Guest suite for visiting friends and family
- Landscaped gardens maintained for you to enjoy
- Camera entry system
- Pet Friendly
- 24/7 call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Powell House, Sutton Coldfield

1 | 1 | Shared Ownership £56,000

Development Overview
Our McCarthy Stone, Powell House development is located in Sutton Coldfield are adjacent to the town centre with easy access to amenities including supermarkets, cafes, restaurants, pubs, a medical centre, a cinema and a bus stop. Powell House has excellent transport links to Birmingham and beyond and the development is close to beautiful green spaces including Sutton Park.

The name Powell House was chosen as a nod to the rich history of the impressive 28-acre pool situated in Sutton Park. Originally constructed in 1730 as part of a dam, which was used to power an 18th century watermill nearby, the mill played a vital role in a host of industrial processes, including rolling steel for pens. The reservoir's name was given by William Powell, who leased the mill more than 270 years ago. Today, Powell's Pool is an ideal spot for fishing and wildlife watching, with locals also using the water for sailing and canoeing.

Property Overview
A beautifully presented one-bedroom, ground floor retirement apartment, offering modern, low-maintenance living. The property boasts a large living room with ample light provided by the walk out patio, offering a comfortable and welcoming space. The door opens to a modern contemporary kitchen that is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use. The large double bedroom benefits from having a walk-in wardrobe offering excellent storage while the modern shower room is fitted with a walk-in level access shower and contemporary sanitaryware. Further useful storage is provided by the boiler cupboard adding to the apartment's excellent practicality.

Social Lifestyle
The Communal Lounge is at the heart of the community at Powell House and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Roof Terrace
Powell House boasts a stunning roof terrace with ample contemporary seating. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Landscaped Gardens
One of the main social hubs of Powell House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Service Charge Details
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge £3,334.43 for financial year ending 31/08/27.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information
Lease: 999 years from 1st June 2024
Ground rent review: 1st June 2039

Car Parking
This apartment is not sold with a parking space. There is allocated spaces for visitors.

Additional Information & Services
- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.







