



**Queslett Road,**  
Birmingham, B43 6DP  
**£125,000**



Newton Fallowell Estate Agents is excited to present this immaculate ground floor retirement apartment in the prestigious Sundial Court development, a well-established community tailored for those aged 55 and over. This light and airy property offers the perfect blend of comfort, security, and low-maintenance living, ideal for those looking to downsize without compromising on quality or independence.

Located on Queslett Road, Sundial Court is designed to create a safe, sociable, and welcoming environment, with the added benefit of proximity to local amenities, public transport links, and scenic parks. With 2 spacious double bedrooms, a bright lounge, fitted kitchen, and well-appointed shower room, this apartment is ready to offer you a fulfilling and hassle-free lifestyle.

Check out our 360 tour of this property as viewing is a must!

If you would like any further information on this property, please give us a call

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

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## Key Features

**2 Generously Sized Double Bedrooms** – Both bedrooms are well-proportioned with built-in storage, offering plenty of space for furnishings and personal belongings. Ideal for guests or for creating a home office.

**Bright & Airy Lounge** – A spacious and inviting living area with large windows that allow natural light to flood the room. Perfect for relaxing or entertaining family and friends.

**Fully Fitted Kitchen** – Featuring modern, easy-to-use appliances, plenty of cupboard space, and a compact design, the kitchen is perfect for preparing meals in comfort.

**Shower Room** – Contemporary and easy-to-maintain, the shower room features high-quality fixtures and fittings, providing a refreshing space to start your day.

**Careline Alarm System** – Equipped with emergency call points in every room, providing residents with an extra layer of safety and peace of mind.

**Gas Central Heating** – A gas combi-boiler powers the heating and hot water system, providing energy-efficient warmth throughout the apartment.

**Communal Parking** – The development includes communal parking with spaces available for up to four private vehicles.

**Double Glazing & Insulation** – The apartment is fitted with double-glazed windows, ensuring warmth and comfort, as well as reducing noise from the outside.

## Benefits of Over 55s Living

**24/7 Emergency Support:** The integrated Careline alarm system ensures that residents can reach emergency services at any time, providing a sense of security whether at home or away.

**Independent & Low-Maintenance Living:** Sundial Court offers a peaceful living environment where residents can maintain their independence while enjoying the reassurance of professional management and regular maintenance services.

**Sense of Community:** A community designed with over-55s in mind, Sundial Court offers a great balance of privacy and social interaction. Residents can choose to engage in community events or simply enjoy the quiet, private surroundings.

**Safe and Secure Environment:** The development is designed

with safety as a priority, including well-lit communal areas, secure entry points, and regular maintenance of the communal grounds.

**All-Inclusive Service Charge:** The monthly service charge includes maintenance of the building, cleaning of communal areas, window cleaning, and buildings insurance, meaning you don't have to worry about unexpected costs.

## Public Transport links

**Bus Stops** – Located on Queslett Road, offering regular services to Birmingham City Centre, Sutton Coldfield, and surrounding areas.

**Birmingham New Street Station** – Just 25 minutes by car or 40 minutes via public transport, offering direct access to national rail services across the UK.

**M6 Motorway Access** – A short 10-minute drive, providing easy connections to major routes for regional travel.

## Tenure & Fees:

**Leasehold** – 125 years from 23 February 2004

**Ground Rent:** £87.50 per quarter

**Service Charge:** £256.68 per month, covering:

Building & grounds maintenance

Buildings insurance

Cleaning and decorating of internal communal areas

External window cleaning

Emergency call system maintenance

## Utilities

**Electricity & Gas:** Octopus Energy

**Water & Sewerage:** Severn Trent

## Restrictions

Owner-occupiers must be 55+

No new pets allowed (existing pets may remain)

Communal parking for 4 private vehicles

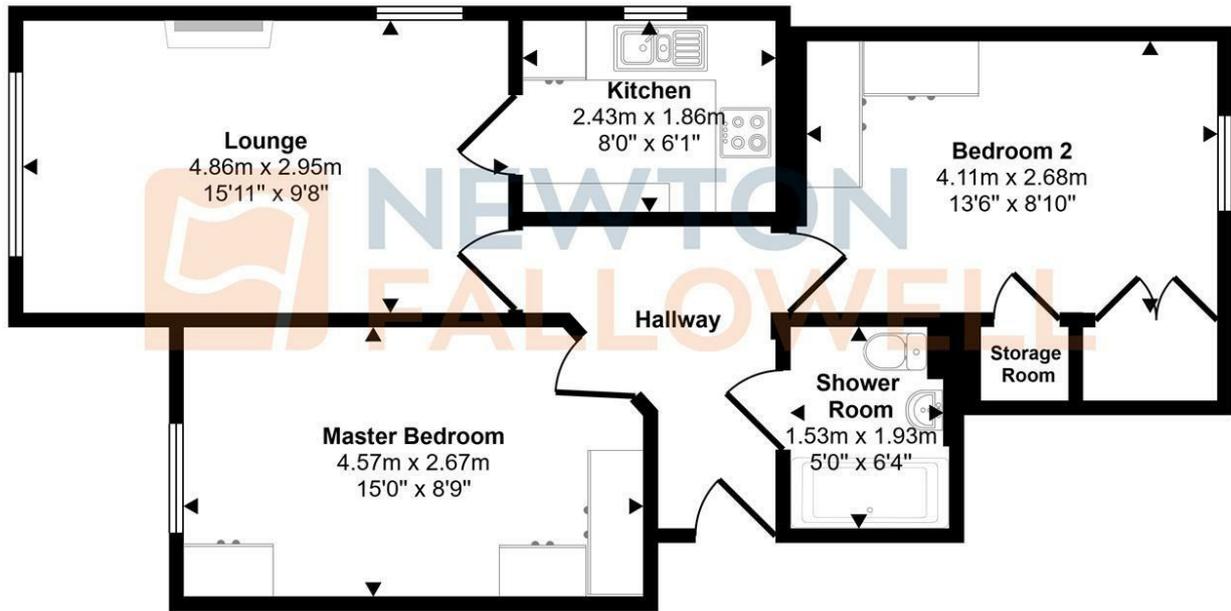
This ground-floor apartment provides an excellent opportunity for those looking to downsize and enjoy the



peace of mind that comes with living in a safe, secure, and supportive environment. Sundial Court offers a fulfilling lifestyle with easy access to all local amenities, transport links, and recreational spaces, making it the ideal place for independent living.

For more information or to arrange a viewing, please contact Newton Fallowell Estate Agents:

Approx Gross Internal Area  
56 sq m / 602 sq ft

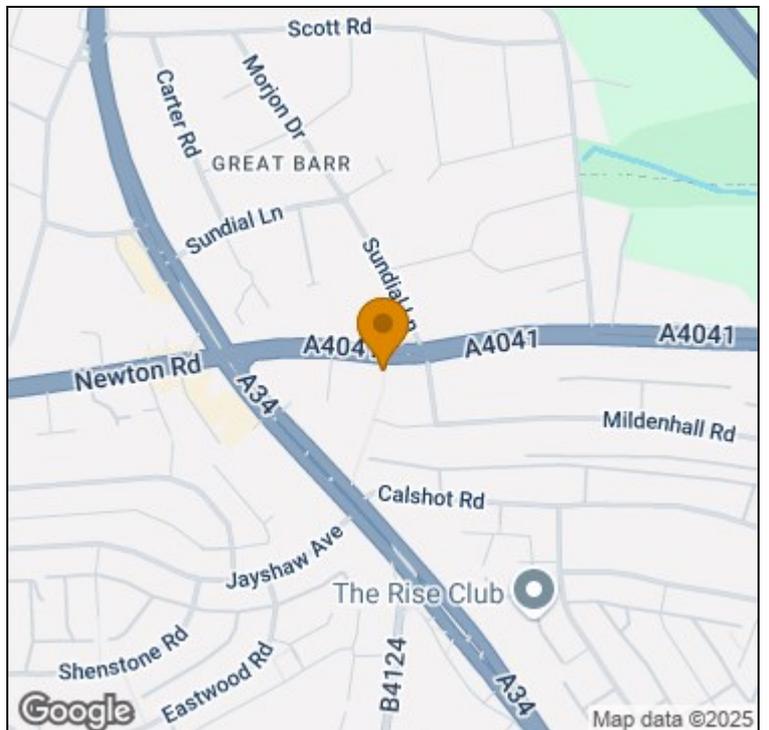


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>77</b>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



t: 01212709744 e: erdington@goodchilds-uk.com

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)