



Four Oaks Court

Lichfield Road, Four Oaks, Sutton Coldfield, B74 2UX



Sutton Coldfield
Fine Residential

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B74 2UX

A WELL MAINTAINED SPACIOUSLY ARRANGED
GROUND FLOOR APARTMENT OCCUPYING AN
EXTREMELY CONVENIENT LOCATION OPPOSITE
FOUR OAKS STATION AND WITHIN WALKING
DISTANCE OF MERE GREEN.

*Communal Entrance Hall with Security Entry
System, *Two Double Bedrooms, *Bathroom with
Shower, *Separate WC, *Lounge, *Re-Fitted
Kitchen, *Communal Gardens, *Garage,
*Storeroom.

This spacious ground floor apartment occupies an
attractive setting in the very convenient residential
location within walking distance of all amenities
including the comprehensive facilities of Mere
Green and regular public transport, including cross
city rail services from Four Oaks Station.

Traditional in appearance the development stands
back from the road behind lawned gardens with
ample residents parking to the rear.

The well maintained and presented
accommodation with gas central heating and
double glazing briefly comprises:

Communal Entrance Hall with security entry
system.

Reception Hall with parquet flooring, security
entry phone, coved ceiling and double door cloaks
cupboard.





Bedroom One 16' max x 12' with coved ceiling and window to front.

Bedroom Two 12' x 10' with window to rear.

Bathroom with bath, corner shower, wash basin with cupboard below, chrome ladder radiator, laminate flooring and wall tiling.

Separate WC with laminate flooring.

Lounge 16'5" x 12' with window overlooking grounds at front.

Re-Fitted Kitchen with range of painted shaker style units including inset single drainer sink, floor cupboards and drawers, work surfaces, tall storage unit, wall cupboards, Flavel gas cooker with extractor hood above, Hotpoint fridge/freezer, laminate floor and window to rear.

Outside

Communal Lawned Gardens to the front.

Tarmacked residents parking area to the rear.

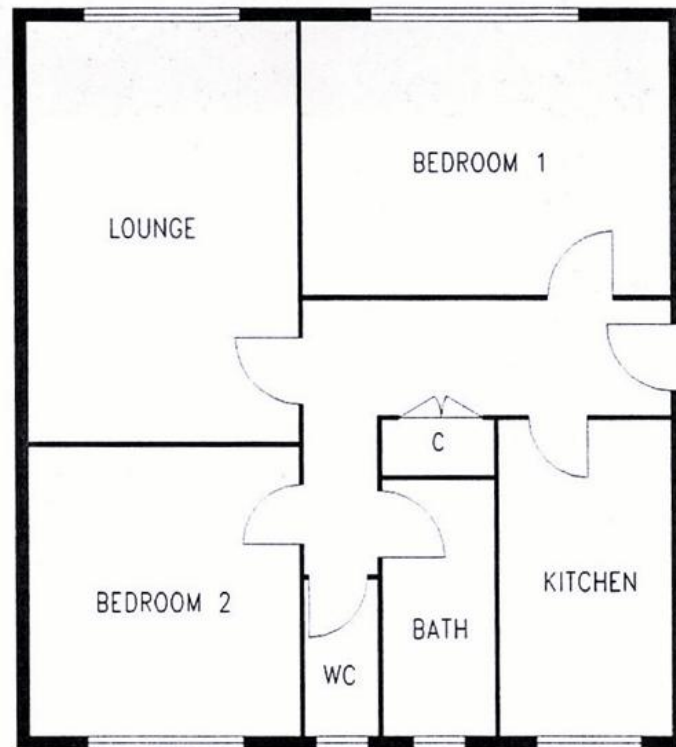
Single Garage in block.

Separate Storeroom for apartment 6.

Leasehold

We understand the lease was extended in 2016 and currently has approximately 90 years remaining.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	64 D
39-54	E		
21-38	F		
1-20	G		