



40 Wyndley Court
Four Oaks, Sutton Coldfield B74 4DJ



Sutton Coldfield
Fine Residential

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A spacious two-bedroom third-floor apartment enjoying views over open farmland and set within this well-regarded Four Oaks development.

Key features

- Two double bedrooms
- Living/dining room opening to a private balcony
- Fitted kitchen with good storage and worksurface space
- Two en suite shower rooms
- Residents parking and single garage
- Secure entry, well-kept communal gardens
- Sought-after Four Oaks setting, walkable to Blake Street station and Mere Green's shops, bars and restaurants





This well-presented third-floor apartment occupies an attractive position within an established residential area of Four Oaks, overlooking open countryside yet remaining conveniently placed for everyday amenities. The property is ideally located for access to local schools for all ages, bus routes, and Blake Street railway station, which provides cross-city services into Birmingham New Street and Lichfield.

Accommodation

The kitchen/breakfast room is fitted with a range of Shaker-style wall and base units with wooden worksurfaces, tiled splash backs and a stainless-steel sink with drainer. Integrated Zanussi appliances include a four-zone induction hob with extractor above, oven, microwave and fridge/freezer. There is a useful breakfast bar and space for dining, with a window enjoying open views over farmland and a door leading to the balcony.

The sitting room features ceiling coving, a gas coal-effect fire and French doors opening onto the balcony, which provides a pleasant outdoor sitting area with countryside views.





Bedroom One has a fitted wardrobe and two windows overlooking open farmland.

The en suite shower room includes a quadrant shower enclosure, wash basin with cupboards below, WC, and ceramic wall and floor tiling.

Bedroom Two benefits from a window to the side and access to the guest shower room/cloakroom, fitted with a full-width walk-in shower with large rain-head fitting, WC, wash basin with drawers below, chrome ladder radiator, and ceramic wall and floor tiling.

The property also includes a single garage located in a separate block.

Outside

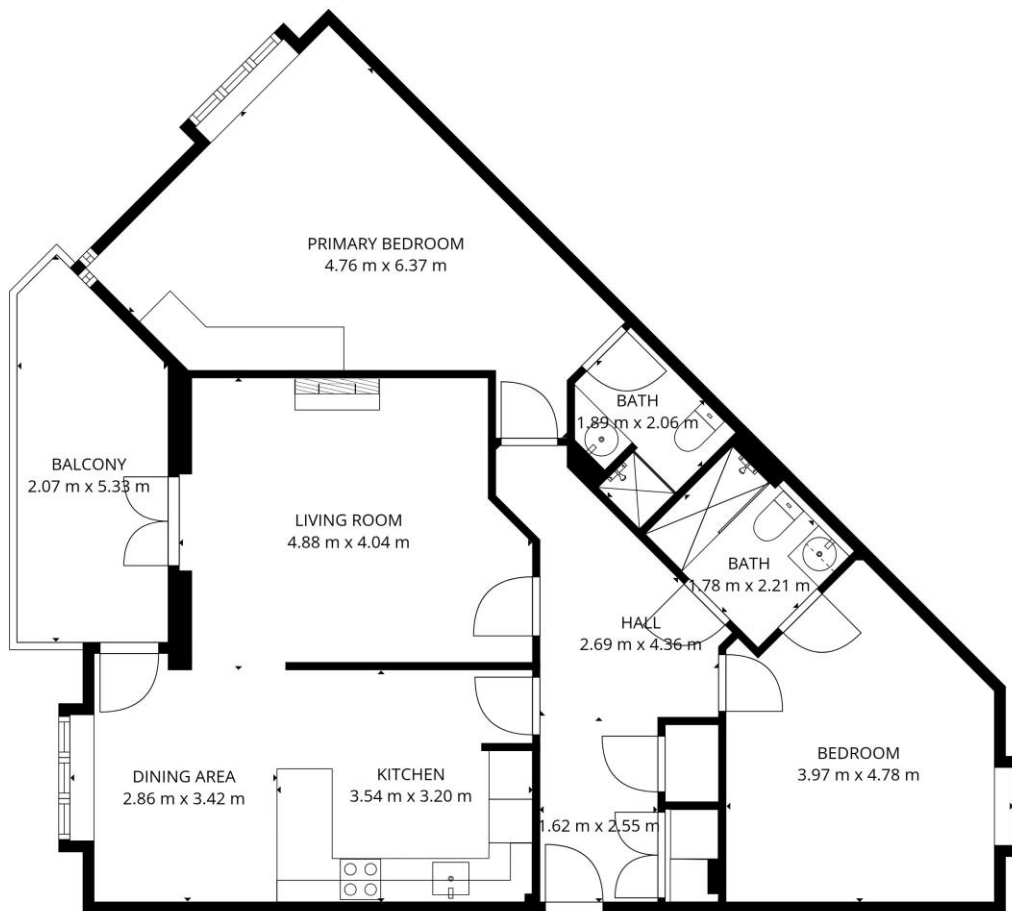
The development is surrounded by well-kept communal gardens, with visitor parking available for residents and guests.

Location

Wyndley Court enjoys a peaceful setting off Blake Street, within easy reach of Mere Green, where an excellent selection of shops, bars and restaurants can be found at Mulberry Walk. Sutton Park is also nearby, offering 2,400 acres of natural parkland ideal for walking, cycling and dining at its lakeside pubs and bistros.







Total 1248 sqft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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 firms 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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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