



# Flat 8, Wentworth Court

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



**MARK BENTLEY**  
ESTATE AGENT



# Flat 8 Wentworth Court

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

*A MOST CONVENIENTLY LOCATED TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITH GOOD SIZE BATHROOM, LARGE LOUNGE/DINER, FITTED KITCHEN & GARAGE IN ADJACENT GARAGE BLOCK.*

*WENTWORTH COURT IS A 5 MINUTE WALK FROM FOUR OAKS TRAIN STATION AND 10 MINUTE WALK FROM MERE GREEN CENTRE WITH SUPERMARKETS, RESTAURANTS, PUBS, DOCTORS, DENTISTS, OPTICIANS, GYM, GARAGE, PETROL STATION, BUSES ETC.*

This light, airy and spacious first floor flat is approached from a communal entrance hall with security entry system and stairs to the first floor.

Flat 8 comprises:

## Reception Hall

Entrance door, cloaks cupboard and doors to Kitchen and Lounge.

## Well Fitted Kitchen 2.53m x 2.24m

Fitted base cupboards and drawers with long work surfaces over and matching wall cupboards, twin basin sink unit, built in oven with electric hob over, washing machine, fridge, serving hatch to lounge and wide double glazed window overlooking the rear.

## Large Lounge/Dining Room 5.45m x 4.06m

Fire surround with electric fire, wall mounted electric heater, wide double glazed window facing front and door to:

## Inner Hallway

Doors to the two bedrooms and the bathroom.



**Bedroom 1** 4.11m x 3.31m

Wall mounted electric heater, built in wardrobe and wide double glazed window facing front.

**Bedroom 2** 4.16m x 2.40m

Two built in wardrobes, wall mounted electric heater and double glazed window facing rear.

**Bathroom** 3.22m max x 1.57m

White suite comprising panelled bath with electric shower fitment and shower curtain & rail, pedestal wash basin, WC, full height wall tiling to two walls, window facing rear and airing cupboard with lagged hot water cylinder and cold water tank.

**Outside**

**Garage Number 8** In adjacent garage block.

There is ample parking for residents and visitors. There are double electric entry gates and communal lawned gardens to the front.

**General Information**

**Tenure:**

The flat is leasehold with 935 years remaining on the lease.

**Ground rent:**

£15 per annum

**Service Charge**

Approximately £1,320.00 per annum

**Managing Agents**

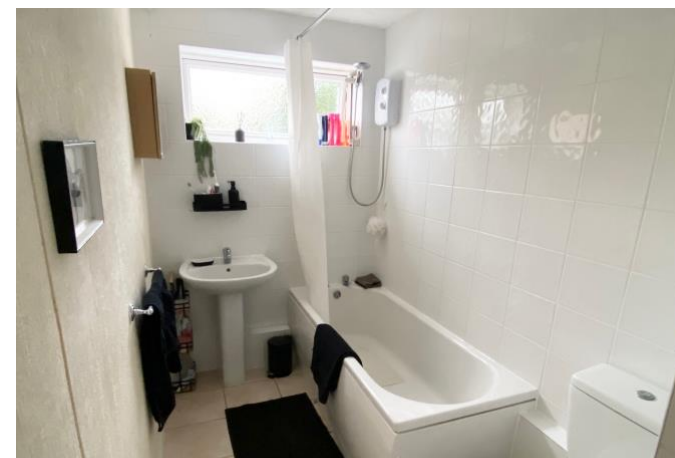
Residential Management Group, Head office, RMG House, Essex Road, Hoddesdon, Hertfordshire, EN11 0DR. 0345 002 4444  
[sed@rmguk.com](mailto:sed@rmguk.com)

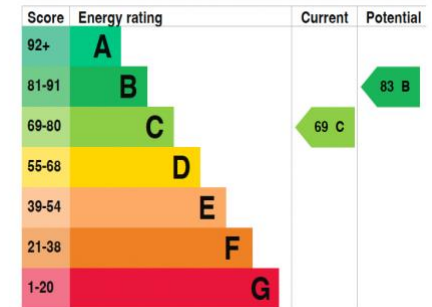
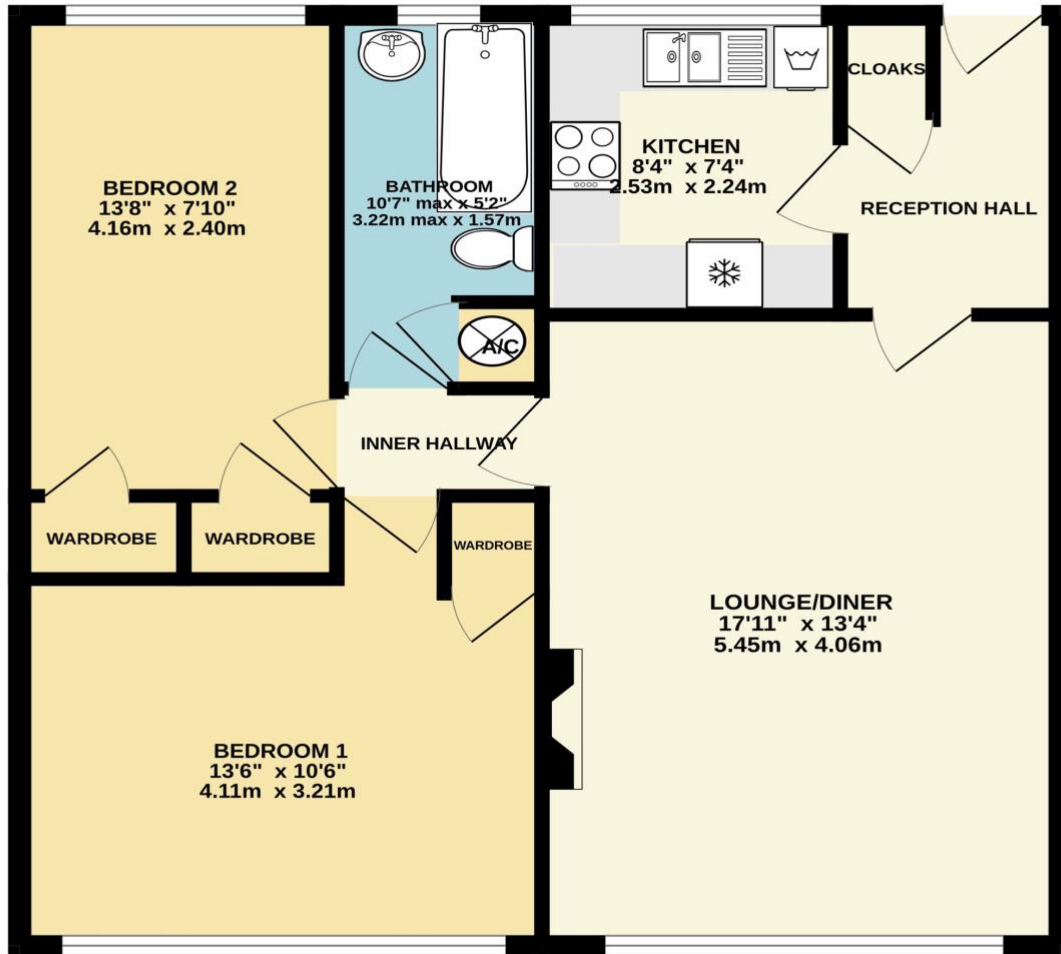
**Broadband**

Broadband is available from several suppliers including BT.

**Viewing**

To arrange an appointment to view Flat 8 call 0121 353 6212 or 07768 035 065 or email: [mark.bentley@exp.uk.com](mailto:mark.bentley@exp.uk.com)





0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.