



Flat 3 Balfour Court

361 Lichfield Road, Four Oaks,
Sutton Coldfield, B74 4DB



MARK BENTLEY
ESTATE AGENT



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Four Oaks

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*A VERY SPACIOUS LIGHT & AIRY ONE BEDROOM
FIRST FLOOR FLAT WITH GARAGE .*

*Occupying a most convenient location within
easy reach of local shops and bus & train
services.*

Communal Entrance Hall

Well presented main communal entrance with stairs leading to the first floor.

FLAT 3

Reception Hall

Entrance door, doors to Lounge/Dining Room, Breakfast Kitchen, Double Bedroom and Bathroom, electric meter cupboard and door entry phone.

Large Lounge/Dining Room

Two large double windows facing front and overlooking the front gardens of Balfour Court.

Breakfast Kitchen

Range of fitted base cupboards and drawers with long work surfaces over and matching wall cupboards, plumbing for washing machine, space for electric cooker with extractor hood over, ample space for Breakfast table and chairs as double glazed window facing side.

Double Bedroom

Full width fitted units including 3 double wardrobes, fitted wall cupboards with fitted bedside cupboards under and double glazed window overlooking the front gardens of Balfour Court.



Good sized Bathroom

White suite comprising panelled bath with Triton electric shower unit, pedestal wash basin and WC, half height wall tiling (full height over the bath), wall mounted medicine cabinet, airing cupboard with hot water cylinder and double glazed window facing side.

Outside

Garage

Located in garage block to the rear of the Flat 3.

Communal Gardens with lawns & pathways.

General Information

Tenure: The lease for the flat has recently been extended. There are 141 years remaining and a peppercorn ground rent.

Note:

There is a separate lease for the garage. There are 51 years remaining on the lease.

Council Tax Band: B

Service Charge: £615.83 per half year.

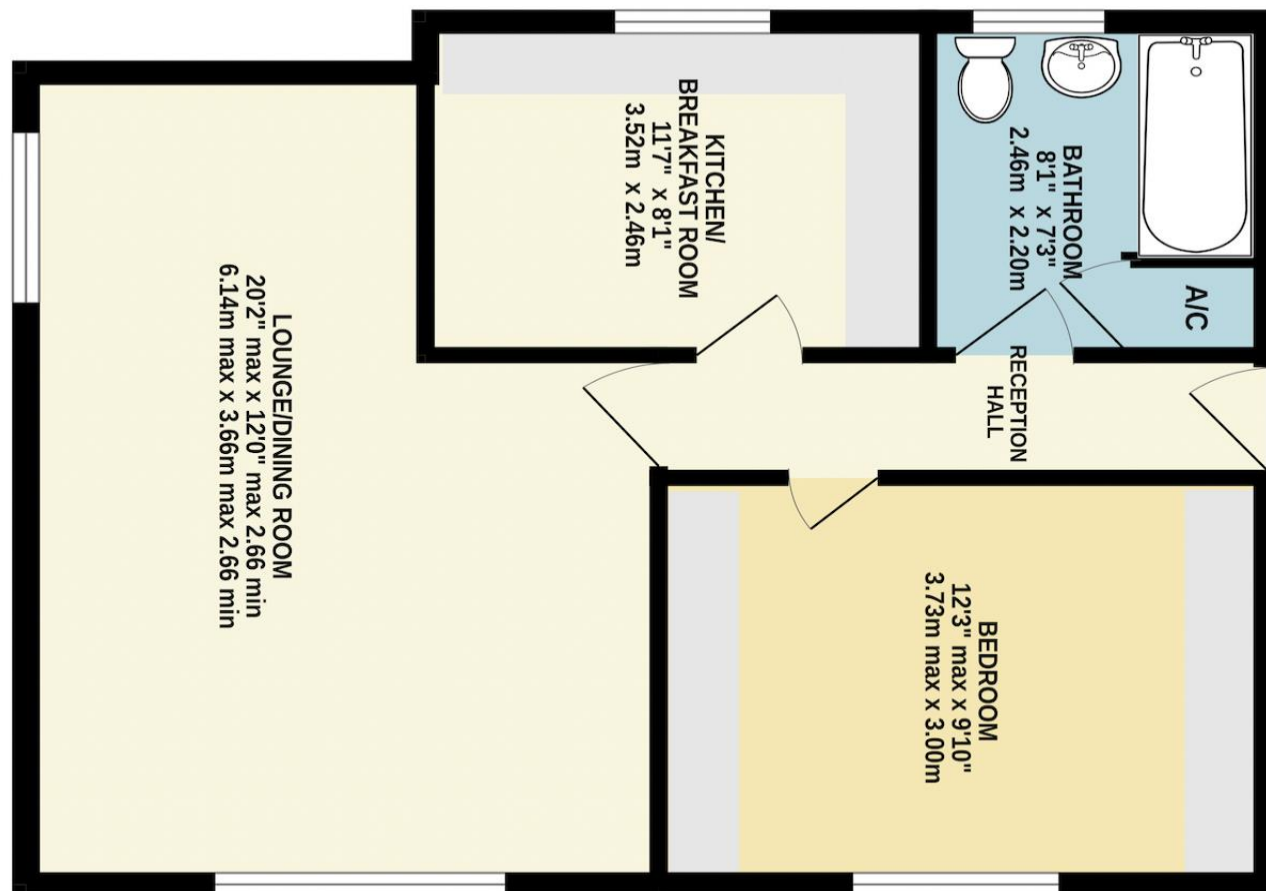
Services: Mains electric, water and drainage are connected.

Viewing

Call 0121 353 6212 or 07768 035065 or email

mark.bentley@exp.uk.com to arrange an appointment to view this spacious first floor flat.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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.



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