



**Apartment 5, Edward House**

**75 Lichfield Road, Sutton Coldfield, B74 2NU**

**£275,000**

**PLEASE QUOTE REF: JT1146 WHEN ENQUIRING.**

**Stylish Two-Bedroom Penthouse Apartment | Edward House, Four Oaks**

A rare opportunity to purchase a beautifully presented penthouse apartment in one of Four Oaks' most desirable developments.

Set on the top floor of Edward House, a secure gated development just a short walk from Sutton Coldfield town centre and Sutton Park, this spacious two-bedroom, two-bathroom home combines modern living with an unbeatable location.

**Key Features:**

- Penthouse apartment with over 1,000 sq ft of accommodation
- Bright 24ft lounge with feature skylights and views over landscaped gardens
- Separate dining room/study – perfect for entertaining or working from home
- Modern fitted kitchen with full range of integrated appliances
- Two generous double bedrooms, both with fitted wardrobes
- Family bathroom plus additional shower room
- Allocated parking in a secure, gated car park with visitor spaces
- Attractive, well-maintained communal gardens
- Leasehold – approx. 105 years remaining
- Council Tax Band: E
- Ground Rent: £250 per annum
- Service Charge: £1852 per annum



### Inside the Apartment

Step into a welcoming hallway with intercom entry system and built-in storage. The heart of the home is the impressive lounge, a light-filled space enhanced by multiple skylights and a large feature window overlooking the grounds.

The separate dining room/study provides flexibility, whether as a formal dining area, snug, or home office.

A well-designed kitchen is fitted with modern units and integrated appliances including gas hob, oven, fridge-freezer, dishwasher, and washer-dryer – everything you need for contemporary living.

There are two spacious double bedrooms, both with fitted wardrobes. The apartment offers a modern family bathroom plus an additional shower room, ideal for guests or sharers.

### Outside

Edward House sits within secure gated grounds, with landscaped communal gardens providing a peaceful backdrop. The property includes an allocated parking space in the gated rear car park, along with visitor parking.

### Location

This prime address offers the perfect balance of convenience and lifestyle:

- Sutton Coldfield town centre – just approx. 0.5 miles away
- Sutton Park – 2,400 acres of open space, lakes, and woodland – 1 mile
- Sutton Coldfield train station - 0.5 miles ((with services to Birmingham, Lichfield, London & beyond)
- Excellent schools nearby including Bishop Vesey's Grammar School & Sutton Coldfield Grammar School for Girls
- Easy road access to M6, M6 Toll, M42 & Birmingham International Airport/NEC

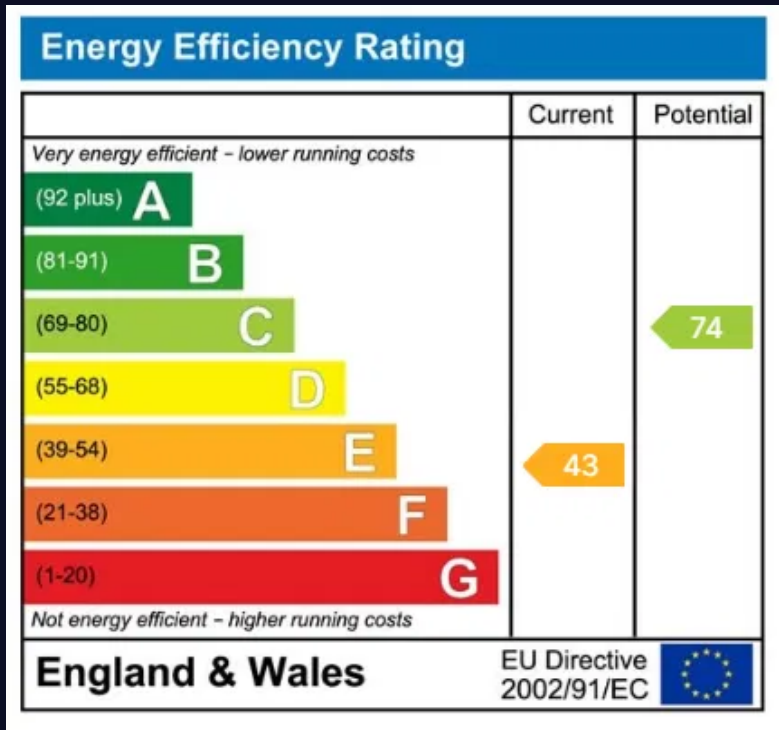


## In Summary

Apartment 5, Edward House is a stylish and spacious penthouse apartment offering generous proportions, secure parking, and a superb Four Oaks location. Ideal for professionals, downsizers, or buyers seeking a low-maintenance home with excellent transport links.

Contact us to arrange your private viewing.







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