



Wyndley Close, Four Oaks,
Sutton Coldfield, B74 4JD

£250,000

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Ideal for a young professional couple, this exceptionally spacious and well presented second floor apartment is sold with NO UPWARD CHAIN and benefits from having a balcony with the most beautiful views towards Lichfield and beyond.

Ideally located within walking distance of Blake Street railway station and within close proximity to local shops, schools and all amenities, this highly desirable and much sought after modern development is approached from either Lichfield Road or Blake Street.

A local convenience store is within easy walking distance with comprehensive shops and restaurants easily accessible on Clarence Road and Mere Green shopping centres. The development is accessed via a secure communal entrance door and then into a spacious reception hallway with useful storage cupboards off. A delightful lounge is a particular feature of the property with a fireplace surround forming a focal point and doors opening onto the balcony.

The well fitted kitchen offers a comprehensive range of base and wall units with a separate dining room that provides additional access onto the balcony. Bedroom one is complimented by a modern ensuite shower room and boasts a large window to allow extra natural light. Bedroom two is a great second double room. Completing the accommodation is a well-appointed principal bathroom which is accessed from the reception hall.

Outside, there is an allocated space and additional visitor parking spaces. Attractive communal gardens surround the property with lawns, pathways and inset shrub and herbaceous borders.





Property Specification

KITCHEN/DINING WITH BALCONY
SPACIOUS LOUNGE
TWO DOUBLE BEDROOMS
BEDROOM ONE WITH ENSUITE

Hall

Living Room
5.21m (17'1") x 3.43m (11'3")

Kitchen/Dining
5.56m (18'3") x 3.00m (9'10")

Balcony

Bedroom One
5.00m (16'5") x 4.14m (13'7")

En-suite

Bedroom Two
3.35m (11') x 3.14m (10'3")

Bathroom

Agent's Note:

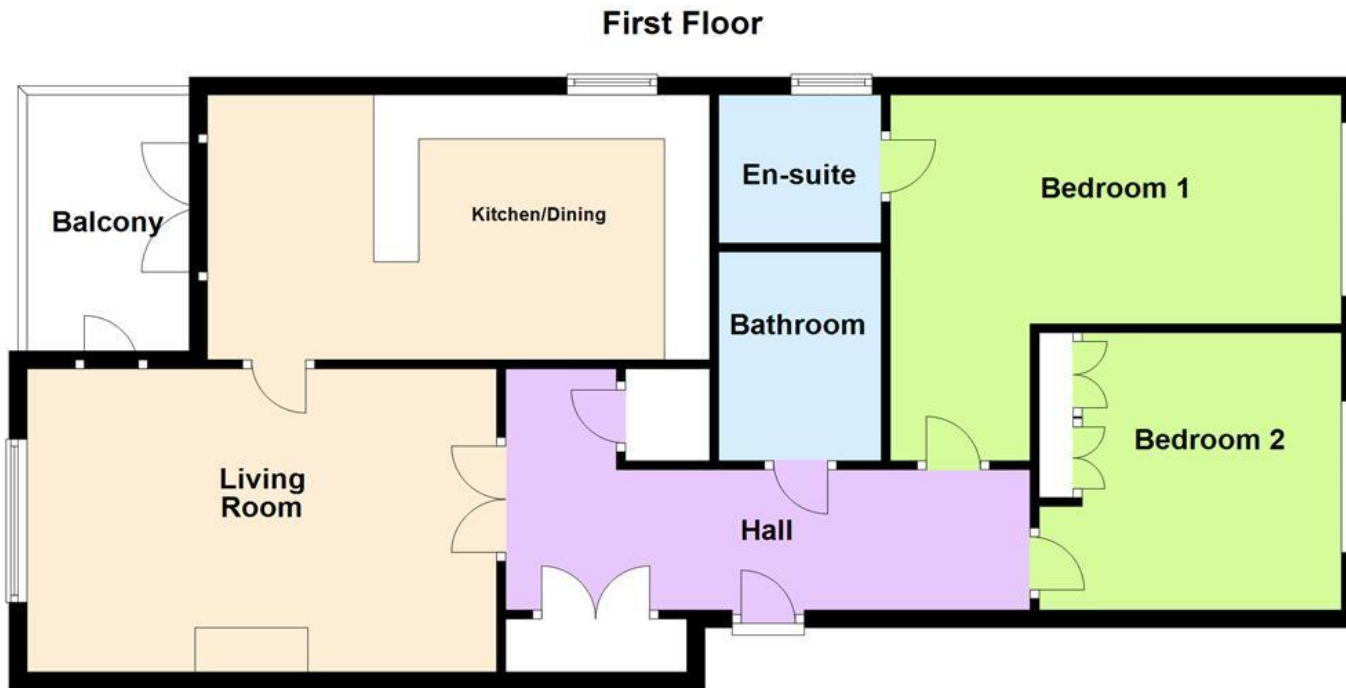
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected:
Council tax band:
Tenure: years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

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

Map Location

