



Apartment 38 Baker Court, Lichfield Road,  
Sutton Coldfield, B74 2TX

Offers in the Region Of £200,000

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Set in the ever popular Orient Place development within easy reach of Four Oaks train station this top floor apartment offers ideal accommodation for either an investor or first time buyer.

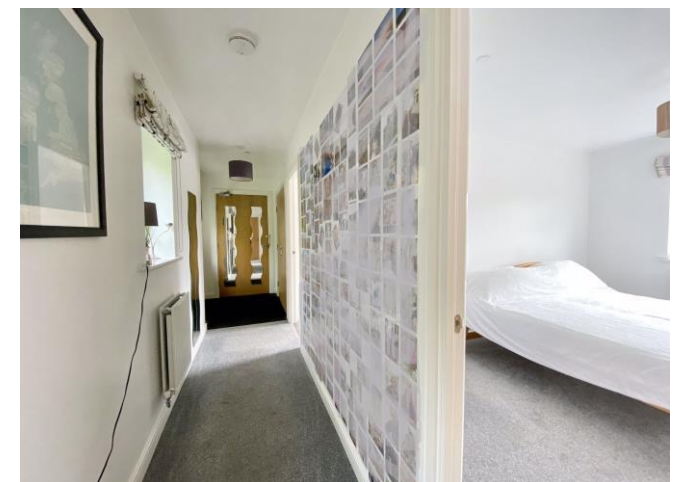
The open plan layout combines the living room, dining area and kitchen into one cohesive space, allowing for a more spacious and flexible living experience with a Juliette balcony to enjoy outdoors.

There are two double bedrooms and a family bathroom with white suite.

Outside there are well maintained communal grounds and the property is sold with the additional benefit of two parking spaces.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)





## Property Specification

TOP FLOOR APARTMENT  
OPEN PLAN LIVING/KITCHEN  
JULIETTE BALCONY TO THE FRONT ELEVATION  
TWO DOUBLE BEDROOMS  
TWO ALLOCATED PARKING SPACES

### Hall

Living Room/Dining Area  
17' 5" x 9' 6" (5.3m x 2.9m)

Kitchen  
8' 0" x 7' 3" (2.45m x 2.2m)

Bedroom One  
8' 10" x 13' 1" (2.7m x 4.0m)

Bedroom Two  
11' 2" x 10' 2" (3.4m x 3.1m)

Bathroom  
7' 3" x 5' 7" (2.2m x 1.7m)

### 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: Gas, Electric, Water and Drainage  
Council tax band: C  
Tenure: 125 years remaining, lease from 2011  
Ground Rent: £250 Per annum  
Service Charge: £1500 Per annum  
Restrictions: N/A

# 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		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Map Location

