



Clarence Court, Clarence Road, Four Oaks,
Sutton Coldfield, B74 4LP

Auction Guide Price £110,000

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This first-floor apartment, with NO UPWARD CHAIN, features a spacious living room, a well-fitted kitchen, two double bedrooms, and a bathroom.

The living room offers ample space for relaxation and entertainment, while the kitchen is equipped with modern appliances and ample counter space. Both double bedrooms provide comfortable accommodation, and the bathroom is designed for convenience and functionality.

Clarence Road is just a short walk away from the sought after Hill West Primary and Arthur Terry schools, Butlers Lane Train Station, as well as the nearby shops and amenities of popular Mulberry Walk in Mere Green.





Property Specification

NO UPWARD CHAIN
TWO DOUBLE BEDROOMS
SPACIOUS LIVING ROOM
MODERN KITCHEN
WELL FITTED BATHROOM

Hall

Living Room
4.47m (14'8") x 3.66m (12')

Kitchen
3.38m (11'1") x 1.73m (5'8")

Inner Hallway

Bedroom 1
3.40m (11'2") max x 2.97m (9'9")

Bedroom 2
2.06m (6'9") x 2.00m (6'7")

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:

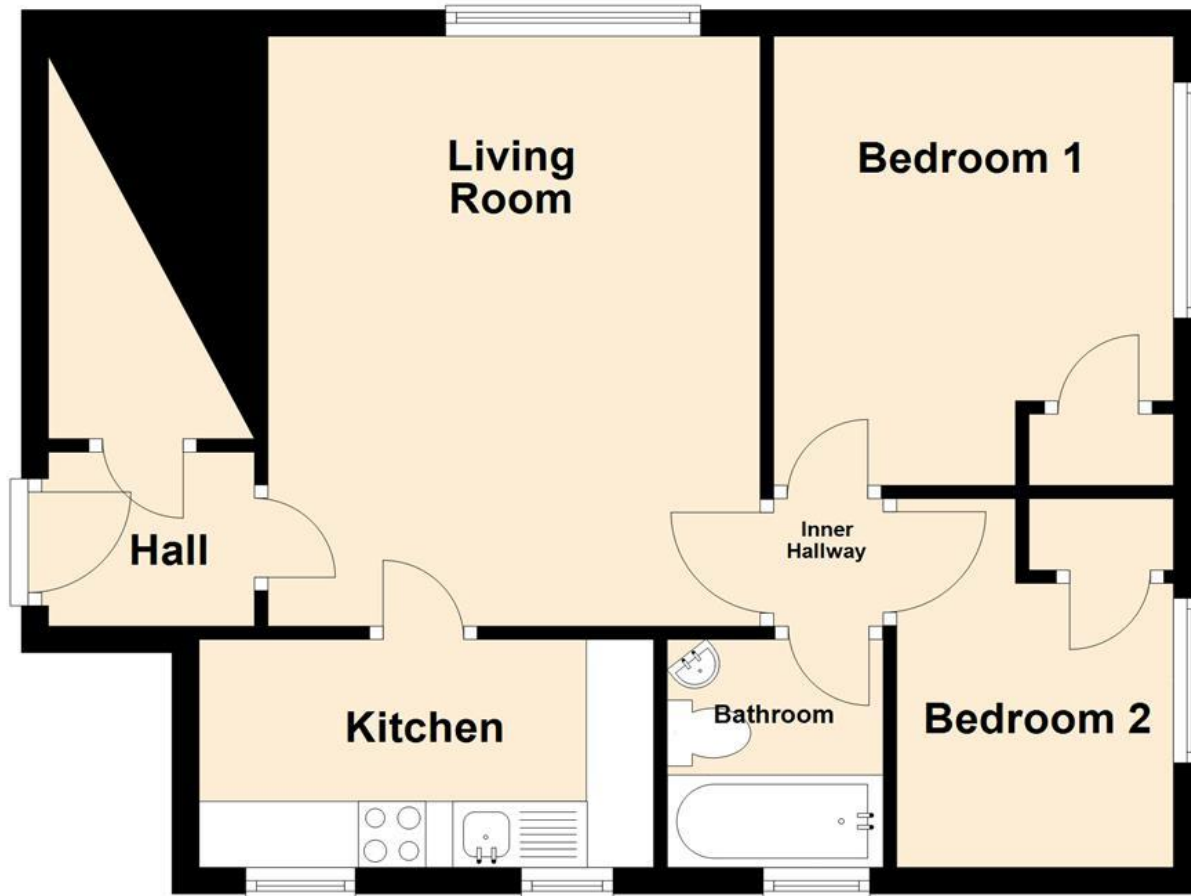
Viewer's Note:

Services connected:
Council tax band:
Tenure
Ground Rent:
Service Charge:

Floor Plan

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

First Floor
Approx. 50.6 sq. metres (544.5 sq. feet)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

