



Gibbons Road, Four Oaks,
Sutton Coldfield, B75 5HB

£170,000

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Sold with a LONG LEASE and NO UPWARD CHAIN perfect for first-time buyers seeking a cozy space or individuals looking to downsize without compromising comfort.

This first-floor maisonette boasts a spacious living/dining room, two comfortable double bedrooms with built in wardrobes and a well-appointed kitchen and bathroom with both a shower cubicle and bathtub.

Additionally, its private rear garden offers a serene retreat.

Situated in an extremely popular and convenient location close to excellent local schools and walking distance from the vibrant Mere Green Centre with a multitude of shops and restaurants this recently renovated, deceptively spacious and extremely well presented three-bedroom property really must be viewed to fully appreciate the superb standard and size of the accommodation available.





Property Specification

FIRST FLOOR MAISONETTE WITH NO UPWARD CHAIN
TWO BEDROOMS
LIVING/DINING ROOM
WELL FITTED KITCHEN
BATHROOM WITH BOTH BATHTUB AND SHOWER

Hall

Living Room
4.65m (15'3") x 3.45m (11'4")

Kitchen
3.28m (10'9") x 2.21m (7'3")

Bedroom 1
3.89m (12'9") x 3.28m (10'9")

Bedroom 2
4.81m (15'9") max x 3.35m (11')

Bathroom

Garden

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: A
Tenure: Leasehold 125 years remaining from November 1982

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	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

