



Wentworth Court, Lichfield Road, Four Oaks,
Sutton Coldfield, B74 2UA

Offers in Excess of £235,000

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Boasting an incredible location, and interiors to rival any pinterest mood board, this exceptional home has been thoughtfully styled and designed to create superb accommodation which is not to be missed!

The chic first-floor apartment boasts a sleek hallway, spacious living/dining room, modern kitchen and two bedrooms with an equally stylish bathroom, all adorned with contemporary flair.

Outside, this development benefits from having security gates, parking to the rear and a separate garage in en-bloc.

Ideally positioned within walking distance of Four Oaks Train Station, regular bus service, doctors surgery and the local amenities of Mere Green.





Property Specification

IMMACULATE FIRST FLOOR APARTMENT
SPACIOUS LIVING/DINING ROOM
TWO EXQUISITE BEDROOMS
MODERN KITCHEN
STLYSH BATHROOM

Hall

Living/Dining Room
5.41m (17'9") x 4.06m (13'4")

Kitchen
2.51m (8'3") x 2.24m (7'4")

Bedroom 1
4.13m (13'7") x 4.09m (13'5")

Bedroom 2
4.14m (13'7") x 2.31m (7'7")

Bathroom

Garage

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:

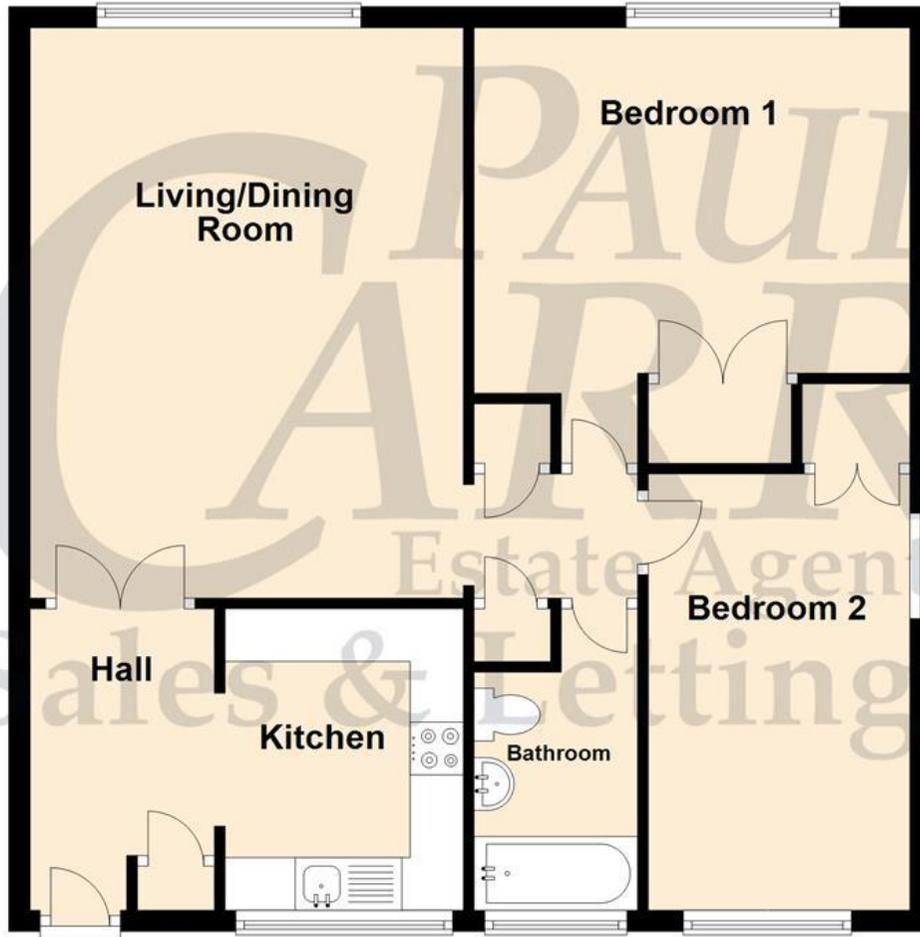
Viewer's Note:

Services connected:
Council tax band:
Tenure: Leasehold 937 years remaining
Ground Rent: TBC
Service Charge: TBC

Floor Plan

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

First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

