



Bredon Court, Hill Village Road, Four Oaks,  
Sutton Coldfield, B75 5JD

Offers in the Region Of £175,000



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A fantastic opportunity for first time buyers, investors, and anyone looking for a lock up and leave!

Viewing Highly Recommended This first floor apartment boasts two double bedrooms, a spacious living and dining area, and the convenience of no upward chain.

Additionally, it includes a garage for added storage or parking space.

Furthermore, upon completion of the purchase, the lease will be extended, providing added security and value to the property.

There is an array of shops, bistros, restaurants, bars, doctors surgeries, dental practices and hairdressers, all within walking distance of Mere Green and the desirable Mulberry Walk, shopping development. Schooling There is Mere Green combined school, Little Sutton Primary school, Moor Hall Primary School, Hill West School and Coppice School and for secondary age range there is desirable Arthur Terry alongside a large number of private and grammar schools in Sutton Coldfield. The property is located within easy access to Sutton Coldfield, Lichfield, Birmingham and Tamworth and there is A38, M42, M6 toll and the A5 all within 3mile radius.







## Property Specification

FIRST FLOOR SPACIOUS APARTMENT  
TWO DOUBLE BEDROOMS  
LEASE TO BE EXTENDED ON COMPLETION  
SPACIOUS LIVING/DINING AREA  
KITCHEN

Hall

Living Room  
6.50m (21'4") max x 3.91m (12'10")

Kitchen  
2.74m (9') x 2.21m (7'3")

Bedroom 1  
4.27m (14') x 3.05m (10')

Bedroom 2  
3.35m (11') max x 2.97m (9'9")

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:

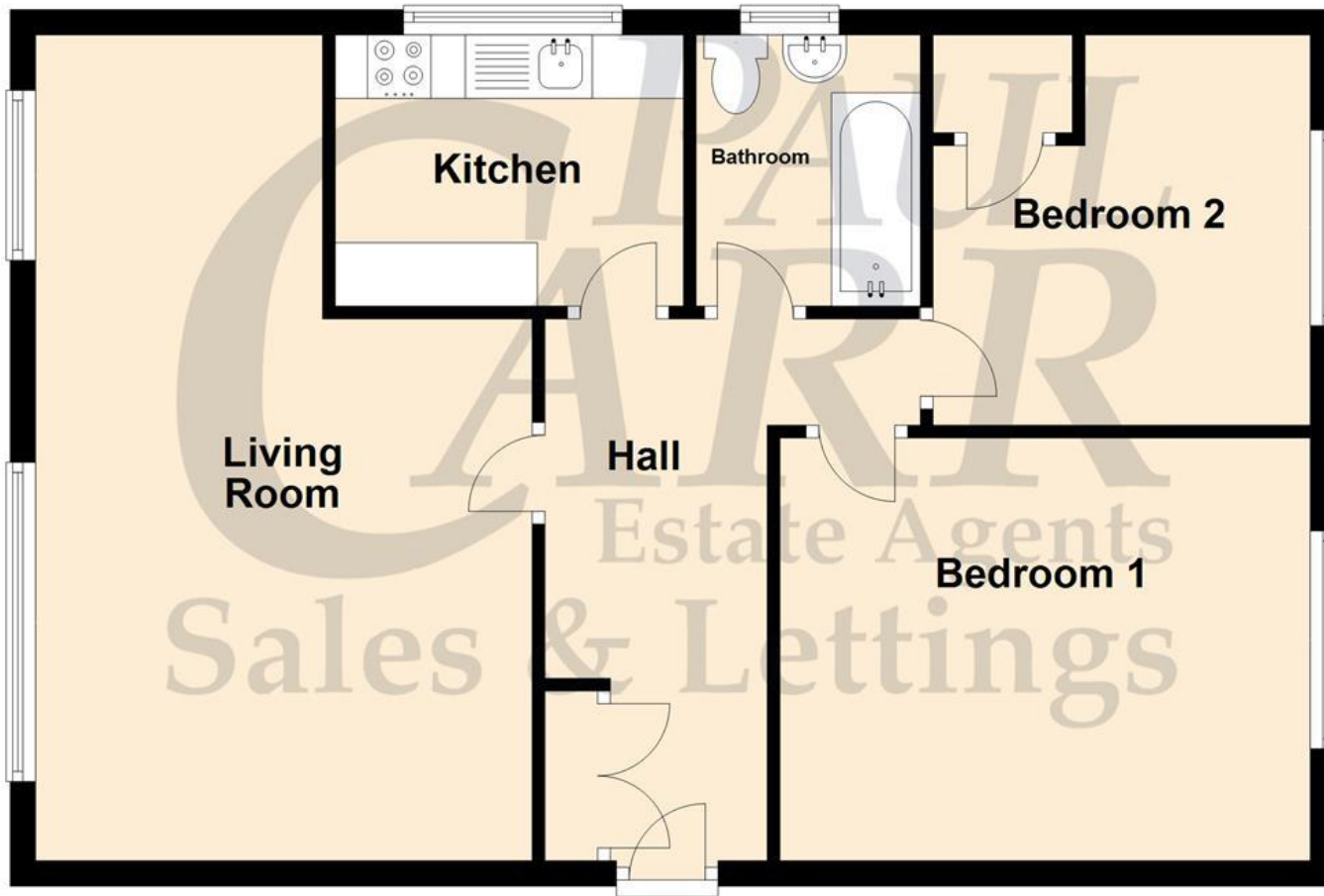
### Viewer's Note:

Services connected: Electric, Water and Drainage  
Council tax band:  
Tenure: Leasehold - To be extended on completion  
Ground Rent: £20 per annum  
Service Charge: £1500 per annum

# 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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

