



Mullein, Badgers Bank Road, Four Oaks,
Sutton Coldfield, B74 4EW

£165,000

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This stylish ground-floor flat, offered with no upward chain, is ideal for first-time buyers.

Recently refurbished to a high standard, it features an open-plan living, dining, and kitchen area, creating a spacious and modern atmosphere. The flat includes two generously sized double bedrooms, a sleek and contemporary bathroom, and a south facing private patio, perfect for outdoor relaxation and entertaining.

Externally, there is a plenty of resident and visitor parking and garages can be rented if desired.

Badgers Bank Road is an excellent location for access to bus and train links offering direct routes into Birmingham and Lichfield City Centres. Local convenience shops are accessible on foot and nearby Mere Green offers a wealth of bars, restaurants and boutiques. This is also a great location for nearby Primary and Secondary schools.





Property Specification

GROUND FLOOR APARTMENT
PRIVATE SOUTH EAST FACING PATIO
NO UPWARD CHAIN
OPEN PLAN LIVING/DINING/KITCHEN
MODERN AND STYLISH THOUGHTOUT

Hall

Open Plan Living/Dining/Kitchen 6.52m (21'5") max
x 4.57m (15')

Utility 1.52m (5') x 1.28m (4'2")

Patio

Bedroom 1 4.27m (14') max x 2.74m (9')

Bedroom 2 4.27m (14') x 2.46m (8'1")

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: Yes
Council tax band:
Tenure: Leasehold years remaining, lease from
Ground Rent: £0
Service Charge: £3168
Restrictions: N/A

Floor Plan

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



Total area: approx. 84.7 sq. metres (912.0 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

