



Hawthorne Court, Bowlas Avenue, Four Oaks,  
Sutton Coldfield, B74 2TT

£195,000

£195,000



This apartment sold with the benefit of NO UPWARD CHAIN combines functionality with elegance, making it a delightful place to call home. Whether you're a first-time buyer, a couple, or a small family, this property offers everything needed for comfortable and convenient living.

Offering a welcoming living room with a dedicated dining space, makes it perfect for hosting gatherings or enjoying meals together. The living area further features dual windows, allowing an abundance of natural light to flood the room and provides access to a well-fitted kitchen with plenty of workspace and storage.

Bedroom one enjoys a large window providing a view of the surroundings, making the room feel even more spacious. Bedroom two is generously proportioned and comes equipped with a built-in wardrobe, providing you with convenient and efficient storage for your clothing and belongings. The separate bathroom offers all the amenities you need for daily routines, including a bathtub.

Throughout the flat, you'll find additional storage solutions, including closets, cupboards, and shelving units, ensuring that you have ample space to organize your possessions.

Hawthorne Court benefits from communal parking for both visitors and residents and a fantastic location within walking distance of the shops and amenities of Mere Green. Local shopping facilities are nearby with town centres of Sutton Coldfield and Four Oaks only a few minutes' drive away and providing a wealth of shops, pubs and restaurants. The area is well served by local schools.



# Property Specification

TOP FLOOR APARTMENT  
NO UPWARD CHAIN  
STYLISH AND MODERN THROUGHOUT  
SPACIOUS LIVING/DINING ROOM  
GENEROUS SIZED BEDROOMS  
FULLY TILED BATHROOM  
MODERN KITCHEN



Hall

Living Room

4.67m (15'4") x 3.35m (11')

Dining Room

2.54m (8'4") x 2.49m (8'2")

Kitchen

3.20m (10'6") x 2.36m (7'9")

Bedroom 1

3.71m (12'2") x 3.28m (10'9")

Bedroom 2

3.71m (12'2") x 2.97m (9'9")

Bathroom

Storage/ Dressing Room

2.13m (7') x 1.35m (4'5")

## 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:

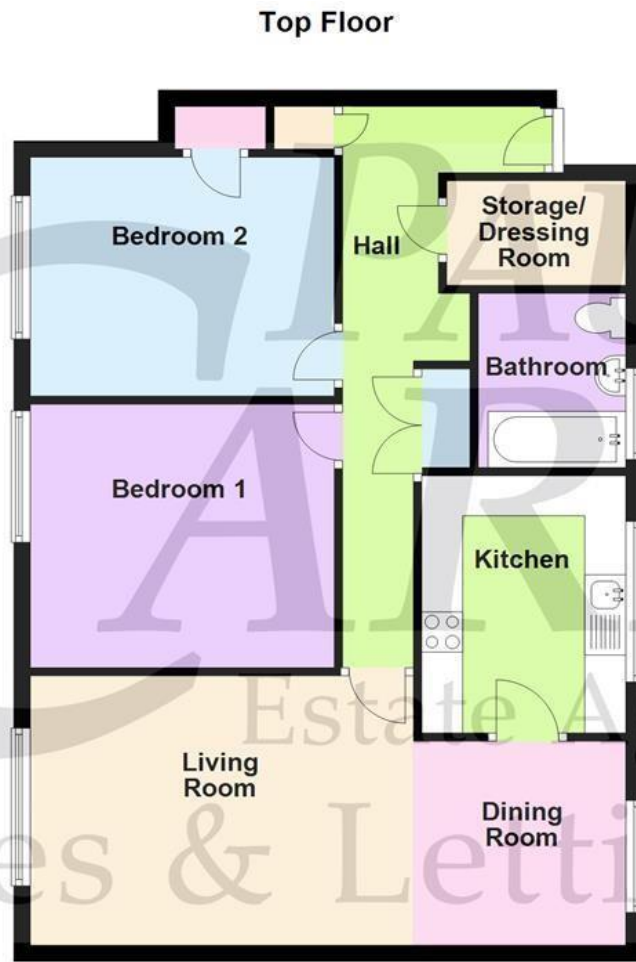
## Viewer's Note:

Services connected: Gas, Electric, Water and Drainage  
Council tax band: B

Tenure: Leasehold - 88 Years remaining on the lease  
Ground Rent and Service Charge: £1394 per annum

# Floor Plan

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



Total area: approx. 72.8 sq. metres (783.9 sq. feet)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.  
Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Map Location

