



Flat 7 Hillmorton, 138 Clarence Road, Four Oaks  
Sutton Coldfield, B74 4LA

Offers in the Region Of £130,000

# Four Oaks

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This property, available with no upward chain is perfect for those seeking a hassle-free move.

Ideal as a lock-up-and-leave home or for families desiring excellent school catchment areas, it boasts a spacious living/dining room, a well-equipped kitchen, and a generously sized bedroom.

The accommodation also includes a bathroom and, outside, a garage which offers additional storage or a parking option.

Situated on the highly popular Clarence Road, the property benefits from outstanding school catchments for all ages, a range of local amenities and a number of transport links within walking distance of the property.





### **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:

## **Property Specification**

NO UPWARD CHAIN  
ONE GENEROUS SIZED BEDROOM  
999 YEARS REMAINING ON LEASE  
£1800 SERVICE CHARGE PER ANNUM  
CONVINIENT LOCATION

Hall

Lounge/Dining Room  
6.68m (21'11") max x 3.89m (12'9")

Kitchen  
3.07m (10'1") x 2.41m (7'11")

Bedroom 1  
3.98m (13'1") x 3.63m (11'11")

Bathroom  
3.07m (10'1") max x 2.16m (7'1")

Garage

### **Viewer's Note:**

Services connected: Electric, Water and Drainage  
Council tax band: B  
Tenure: Leasehold – 988 Years remaining  
Ground Rent : No Ground Rent  
Service Charge: £1800 per annum

# 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             |         | 80 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

