



Flat 2, Grange Lane, Four Oaks,
Sutton Coldfield, B75 5LL

Auction Guide Price £100,000

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This maisonette offers a fantastic opportunity for buyers, particularly as it comes with ****no upward chain****, ensuring a quicker and smoother purchasing process. The property is full of potential, making it an ideal choice for those looking to personalize or add value through renovation.

Enjoying original features such as beams in kitchen, deep skirting boards and ceiling roses, the flat comprises a ****spacious living room****, perfect for relaxing or entertaining guests. The ****bedroom**** is of a good size, providing ample space for furniture and storage. The ****kitchen**** is functional but may benefit from modern updates, offering an opportunity to tailor it to your taste. The spacious ****bathroom**** in the basement completes the accommodation.

Overall, this maisonette, is a great canvas for those looking to create a home that reflects their personal style and needs.

Grange Lane is a fantastic location with open countryside on your doorstep and highly regarded Little Sutton and Mere Green Primary schools both accessible within a short walk. The shops, bars and boutiques of the newly developed Mulberry Walk development are also accessible on foot and nearby train links offer direct routes into Birmingham and Lichfield City Centres.



Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION
BUY IT NOW OPTION AVAILABLE
RESERVATION FEE APPLIES
NO UPWARD CHAIN
NO SERVICE CHARGE AND PEPPERCORN GROUND RENT
LANDSCAPED GARDENS PRIVATE OFF ROAD DRIVE



Hall

Living Room
3.94m (12'11") x 3.66m (12')

Kitchen
3.63m (11'11") x 3.35m (11')

Bedroom
4.27m (14') x 3.63m (11'11")

Bathroom

Agent's Note:

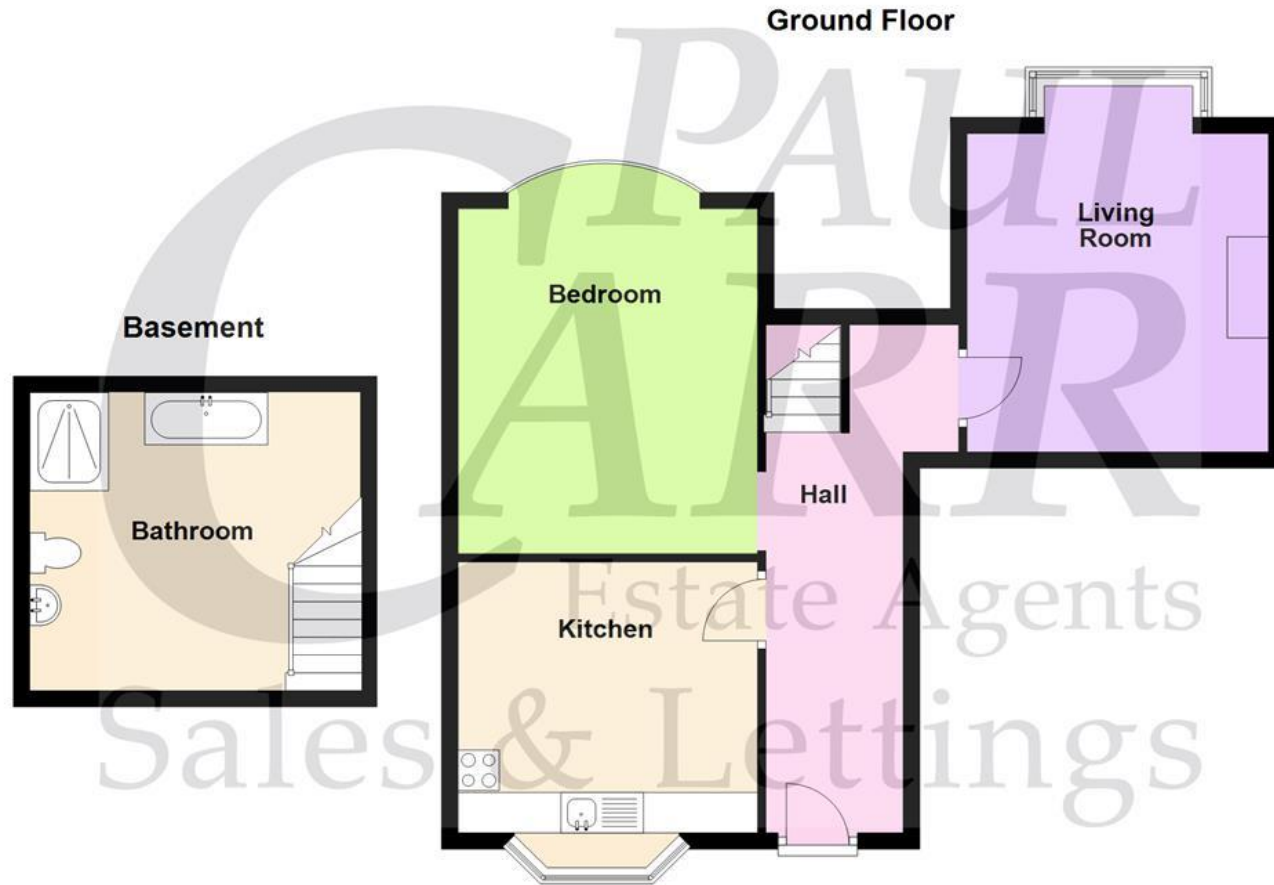
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:
Council tax band:
Tenure:
Ground Rent: £0
Service Charge: £0

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		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

