



Asphodel, Badgers Bank Road, Four Oaks,
Sutton Coldfield, B74 4ES

£165,000

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Situated on the ground floor, this impressive apartment has the added benefit of its own private terrace. The hallway offers access throughout the property and benefits from two good size storage cupboards.

The living and dining area is spacious and enjoys a high degree of privacy, and further provides access to the well fitted kitchen, which enjoys a well fitted range of wall and base units.

Bedroom one leads out to a private patio, great for chilling out or catching some sun. Bedroom two also being a double room, overlooks the terrace.

Completing the internal accommodation there is a family bathroom and a space ideal to be used as a home office if desired. There is 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 TWO DOUBLE BEDROOM APARTMENT
IDEAL FIRST TIME PURCHASE
PRIVATE OUTDOOR TERRACE
PLEASANT LOUNGE/DINING ROOM
WELL FITTED KITCHEN AND MODERN BATHROOM

Hall

Living/Dining Room
5.16m (16'11") max x 4.62m (15'2")

Kitchen
2.97m (9'9") x 1.98m (6'6")

Terrace

Bedroom 1
3.81m (12'6") x 2.87m (9'5")

Bedroom 2
4.39m (14'5") x 2.59m (8'6")

Bathroom

Office
1.65m (5'5") x 1.48m (4'10")

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 years remaining, lease from
Ground Rent: £0
Service Charge: £2760 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		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		

Map Location

