



Bredon Court, Hill Village Road, Four Oaks,  
Sutton Coldfield, B75 5JD

**Offers Over £150,000**

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Views over Four Oaks, Top Floor and a Long Lease is what Bredon Court entails!

This two-bedroom top floor apartment neatly positioned in manicured communal grounds on the highly desirable Hill Village Road is truly a fantastic opportunity for first time buyers, investors, and anyone looking for a lock up and leave!

The kitchen is well fitted and modern bathroom completes the accommodation. Externally the apartment comes with a garage.

There is an array of shops, bistros, restaurants, bars, doctors surgeries, dental practices and hairdressers, all within walking distance of Mere Green and the desirable Mulberry Walk, shopping development. The property is located within easy access to Sutton Coldfield, Lichfield, Birmingham and Tamworth and there is A38, M42, M6 toll and the A5 all within 3mile radius.





### ***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***

TOP FLOOR  
TWO DOUBLE BEDROOMS  
LONG LEASE  
VIEWS OVER FOUR OAKS  
MODERN BATHROOM  
GARAGE

Hall

Living/Dining Room  
6.50m (21'4") max x 3.91m (12'10")

Kitchen  
2.69m (8'10") x 2.21m (7'3")

Bedroom 1  
4.04m (13'3") x 3.02m (9'11")

Bedroom 2  
3.33m (10'11") max x 3.02m (9'11")

Bathroom

Garage

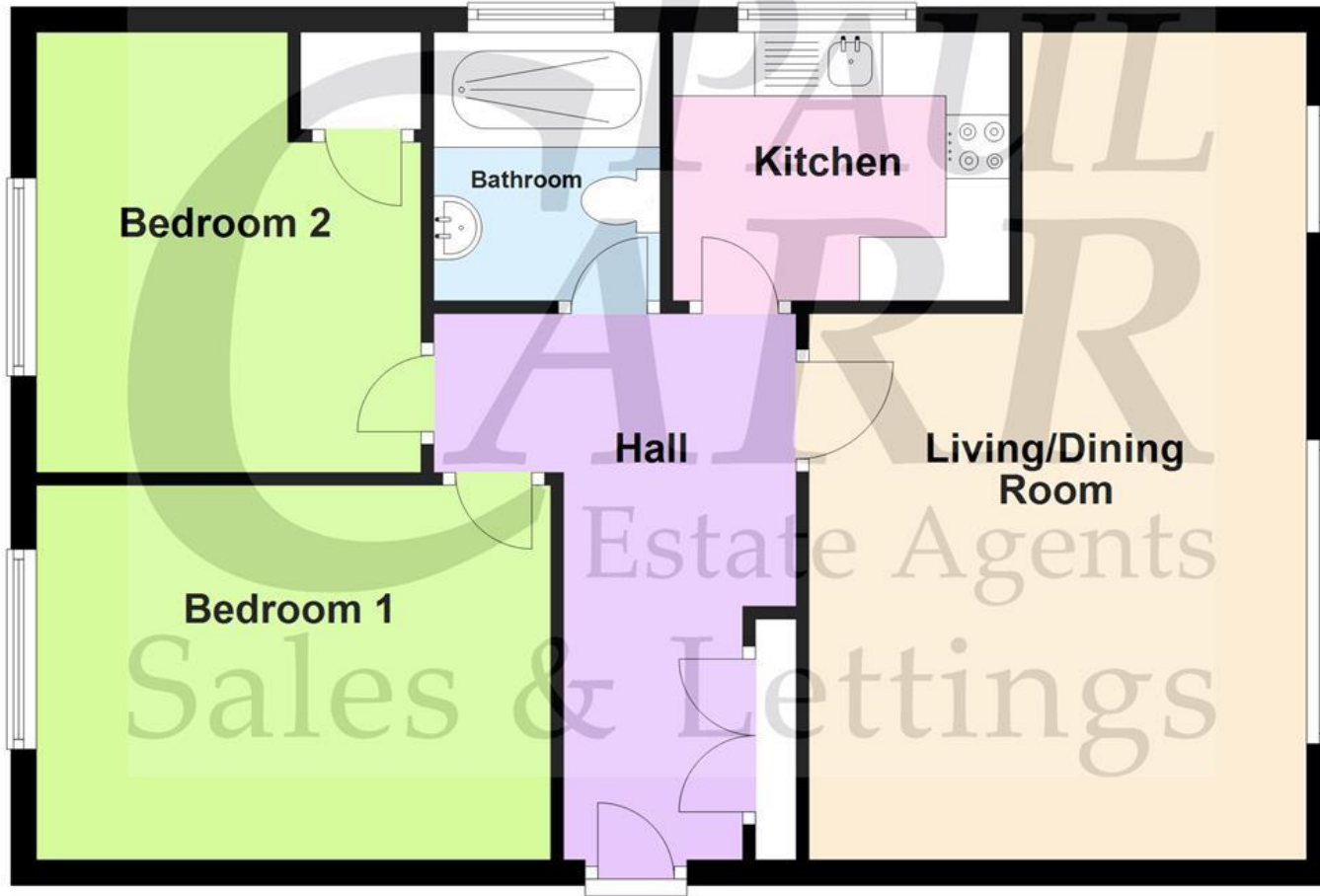
### ***Viewer's Note:***

Services connected: Electric, Water and Drainage  
Council tax band: B  
Tenure: 130 years remaining  
Ground Rent: £0 per annum  
Service Charge: £3500 per annum

# Floor Plan

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

## Top Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

## Map Location

