



Kings Court, Four Oaks, Sutton Coldfield, B75 5DP

£180,000

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An Exceptional Opportunity – Long Lease and Attractive Service Charge!

This bright and spacious first-floor apartment is ideal for first-time buyers, professionals, or investors.

The apartment enjoys two light-filled bedrooms, a spacious living/dining room, a well fitted kitchen and a modern bathroom.

Additional features include a private garage and an excellent location within walking distance of Mere Green and close to transport links.

There is an array of shops, bistros, restaurants, bars, doctors surgeries, dental practices and hairdressers, within walking distance of outstanding schools. The property is located within easy access to Sutton Coldfield, Lichfield, Birmingham and Tamworth.





Property Specification

SECOND FLOOR APARTMENT
LONG LEASE
NO UPWARD CHAIN
ATTRACTIVE SERVICE CHARGE
FILLED WITH NATURAL LIGHT THROUGHOUT

Hall

Living/Dining Room
5.46m (17'11") x 3.63m (11'11")

Kitchen
3.48m (11'5") x 2.44m (8')

Bedroom One
4.85m (15'11") x 3.20m (10'6")

Bedroom Two
3.51m (11'6") x 2.24m (7'4")

Bathroom

Allocated Garage

Agent's Note:

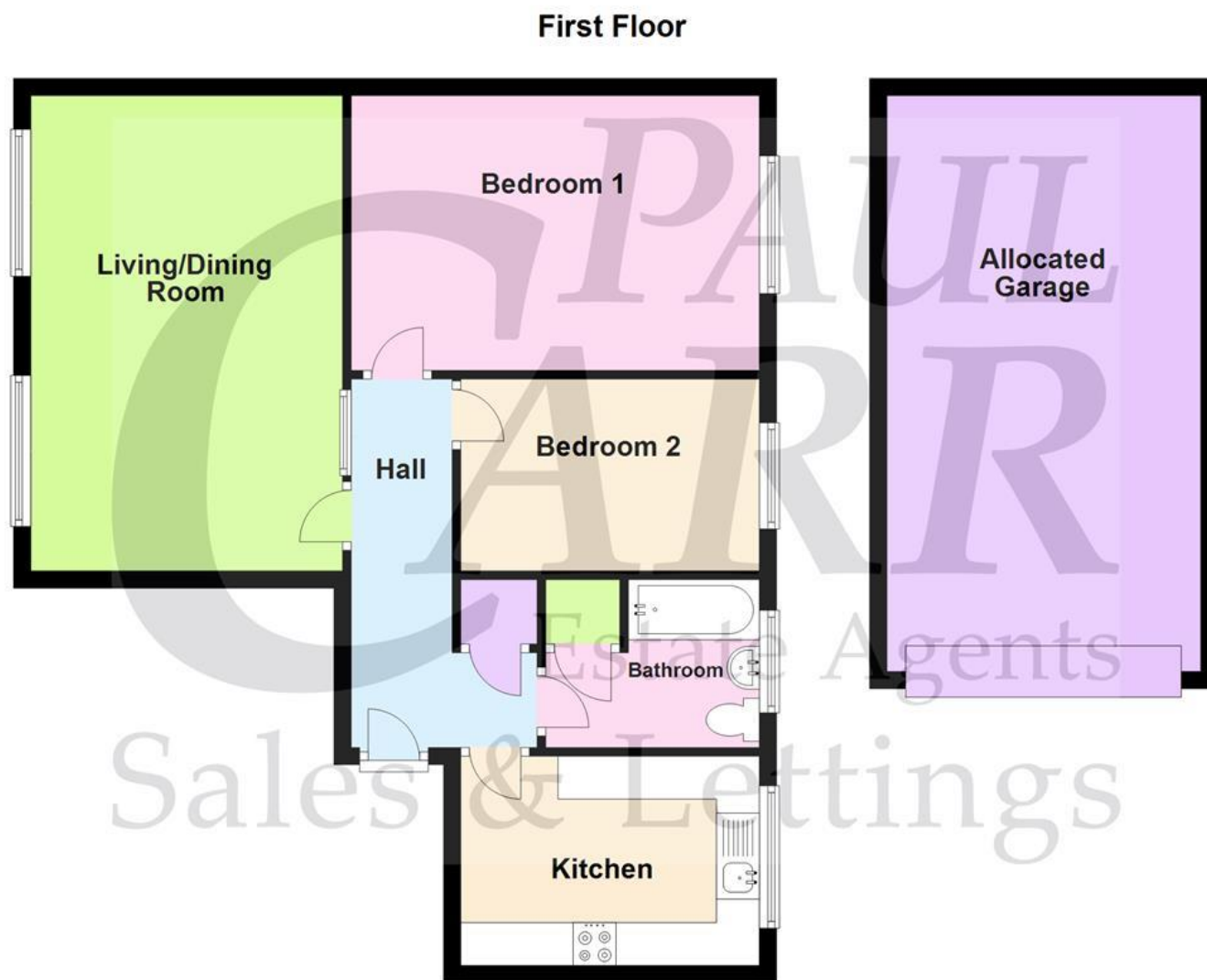
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: B
Tenure: Leasehold 152 Years remaining from 2 June 2010
Ground Rent: TBC
Service Charge: TBC

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		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

