



Apartment 10, Anchorage Road,  
Sutton Coldfield, B74 2PL

Offers in the Region Of £192,500



# Four Oaks

Offers in the Region Of £192,500



Superbly located and well presented, this two bedroom first floor apartment with a 999 year lease is situated within walking distance of Sutton Coldfield town centre, train station and park.

The property offers an abundance of space throughout both internally and externally to include an open plan lounge dining area, a well fitted kitchen, two double bedrooms, and a useful principal shower room, whilst outside are thoughtfully manicured communal gardens. Set behind an in out drive the beautiful apartment building is accessed via a secure intercom system into the communal entrance hall and stairwell.

The apartment is set on the first floor and an internal inspection reveals a welcoming entrance hall with various doors leading off and useful storage cupboard. The spacious open plan lounge diner is a spacious room with a high ceiling niche, a well fitted kitchen, two good size bedrooms and a principal shower room completing the internal accommodation.

The property also benefits from a large loft storage area with the potential for conversion, subject to building regulations and freeholders permission. Outside is the wonderfully maintained communal gardens and plenty of parking spaces.







## Property Specification

SPACIOUS 1ST FLOOR APARTMENT  
TWO GOOD SIZE BEDROOMS  
WELL FITTED KITCHEN  
MODERN FAMILY BATHROOM  
SCOPE TO PURCHASE LOFT SPACE SEPARATELY TO  
CONVERT TO THIRD BEDROOM WITH ENSUITE

### Entrance Hallway

**Lounge/Dining**  
15' 9" x 15' 1"max (4.80m x 4.59m)

**Kitchen**  
10' 4" x 5' 3" (3.15m x 1.60m)

**Bedroom One**  
11' 2" x 8' 9" (3.40m x 2.66m)

**Bedroom Two**  
7' 8" x 8' 9" (2.34m x 2.66m)

### Family Bathroom

### Agent's Note:

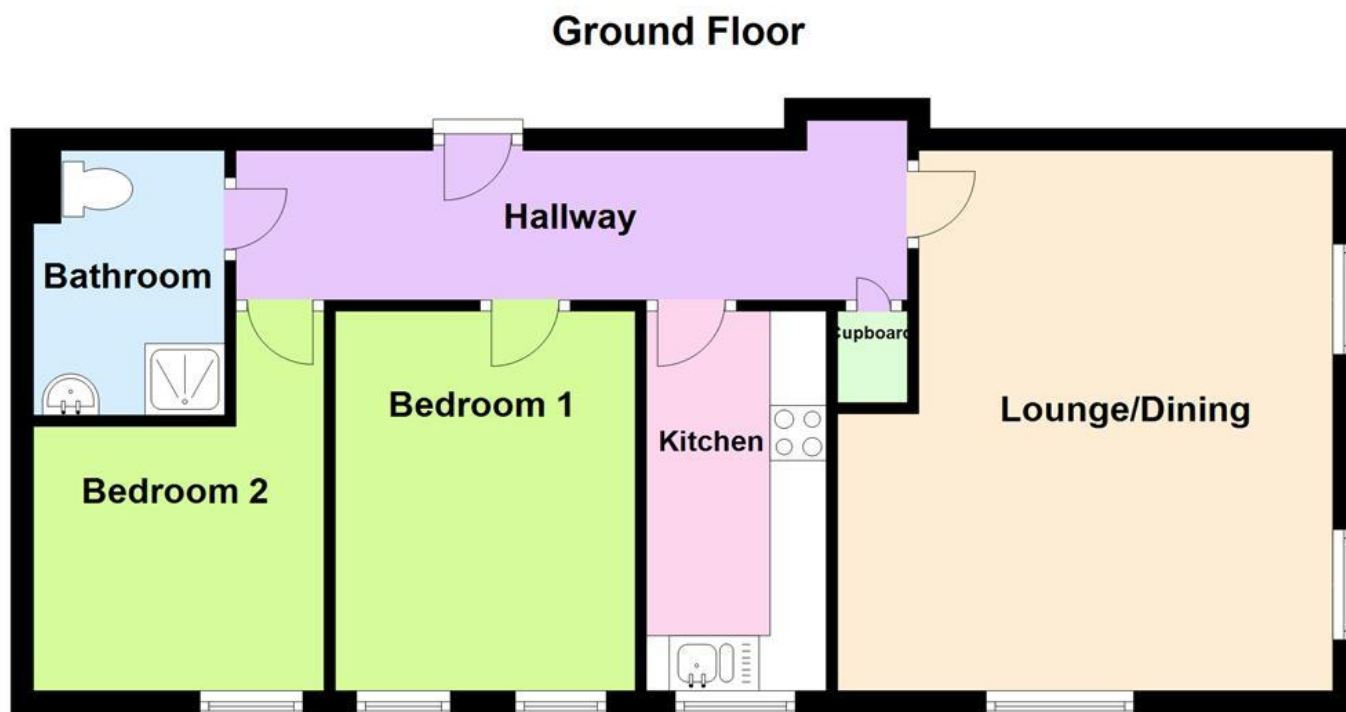
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 10.12.20

### Viewer's Note:

Services connected: Electric  
Council tax band: B  
Tenure: 999 years remaining  
Ground Rent: £0  
Service Charge: £1980

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

