



Apt 17 Wellwood, 379 Lichfield Road, Four Oaks,
Sutton Coldfield, B74 4DH

Offers Over £230,000

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This apartment is a well-situated first-floor property offering a blend of modern convenience and comfort. The fantastic location ensures easy access to local amenities, transport links, and recreational spaces.

Upon entering, a spacious hallway provides a welcoming entrance and leads into an open-plan kitchen and living area positioned at the front, creating a bright and sociable space.

The property features two generously sized double bedrooms, with the main bedroom benefiting from an ensuite for added privacy and convenience. A separate bathroom serves the second bedroom and guests.

Residents can also enjoy attractive communal gardens, adding to the appeal of this well-maintained development. Additionally, the apartment comes with a long lease, offering security and peace of mind for prospective buyers or investors.





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

FIRST FLOOR APARTMENT
 2 DOUBLE BEDROOMS
 OPEN PLAN KITCHEN/LIVING ROOM
 LONG LEASE

Hall

Living Room/Kitchen
 7.14m (23'5") max x 2.92m (9'7")

Bedroom 1
 2.84m (9'4") x 2.00m (6'7")

En-suite

Bedroom 2
 3.33m (10'11") x 2.54m (8'4")

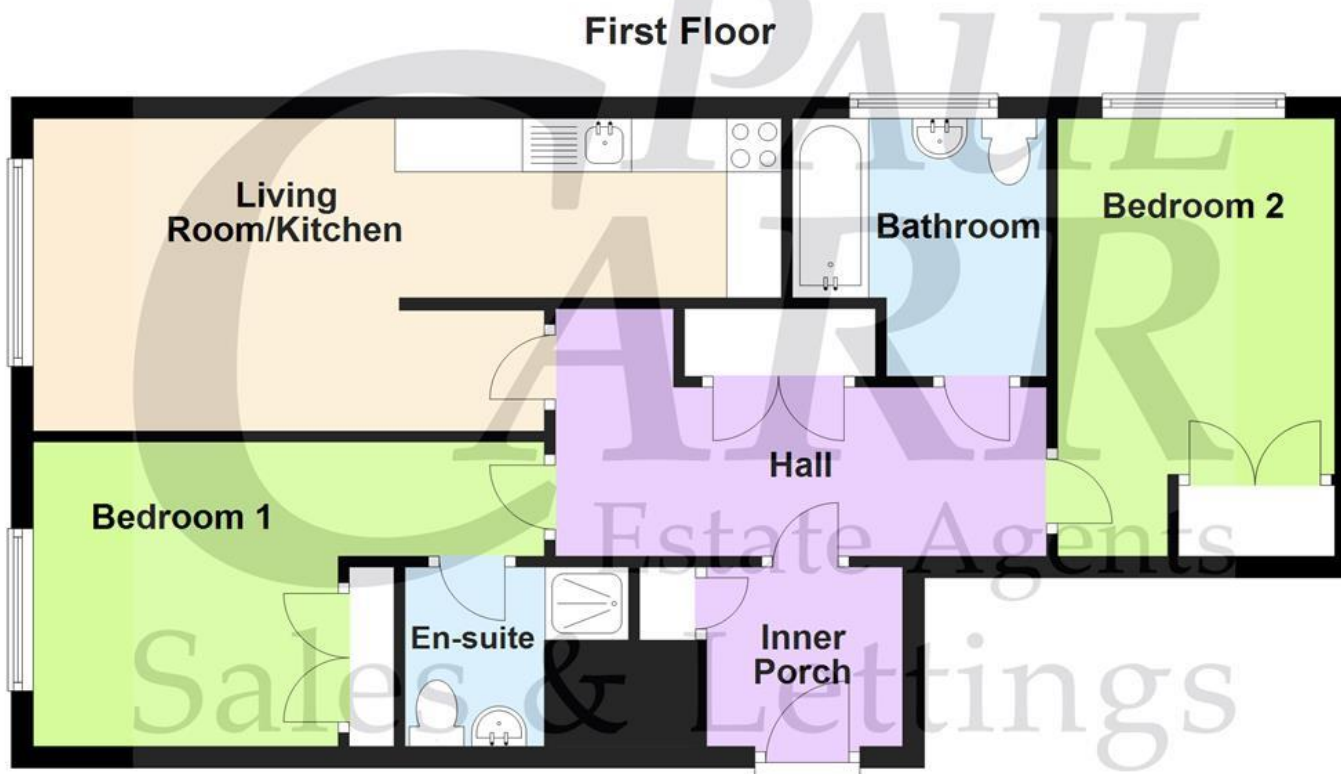
Bathroom

Viewer's Note:

Services connected: Gas, Water, Electric Drainage
 Council tax band: D
 Tenure: Leasehold 125 years remaining, lease from January 2008
 Ground Rent: £150 per annum
 Service Charge: £1780 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

