



188a Lichfield Road,
Sutton Coldfield, B74 2TX

Offers Over £170,000

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Located just moments from the vibrant Mere Green Centre—recently transformed with a range of shops, restaurants, and amenities—this stylish second-floor apartment offers a superb opportunity for both first-time buyers and investors.

Excellent transport connections are nearby, including Four Oaks train station and regular bus routes. Set within a well-regarded development, the apartment comes with two allocated parking spaces behind secure entry gates. A communal entrance with intercom access leads to the second floor via staircase.

Once inside, you're welcomed by a hallway with a generous storage cupboard. The heart of the home is an open-plan living and dining area, featuring a Juliet balcony that brings in plenty of natural light, and a modern fitted kitchen with integrated appliances.

The property offers two well-proportioned double bedrooms, with the main bedroom benefitting from built-in wardrobes. A sleek bathroom fitted with a white suite completes the layout.



Property Specification



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:

Hall
6.98m (22'11") x 1.27m (4'2")

Open Plan Living Room/Kitchen
5.31m (17'5") x 3.73m (12'3")

Bedroom 1
3.96m (13') x 2.69m (8'10")

Bedroom 2
3.12m (10'3") x 2.34m (7'8")

Bathroom

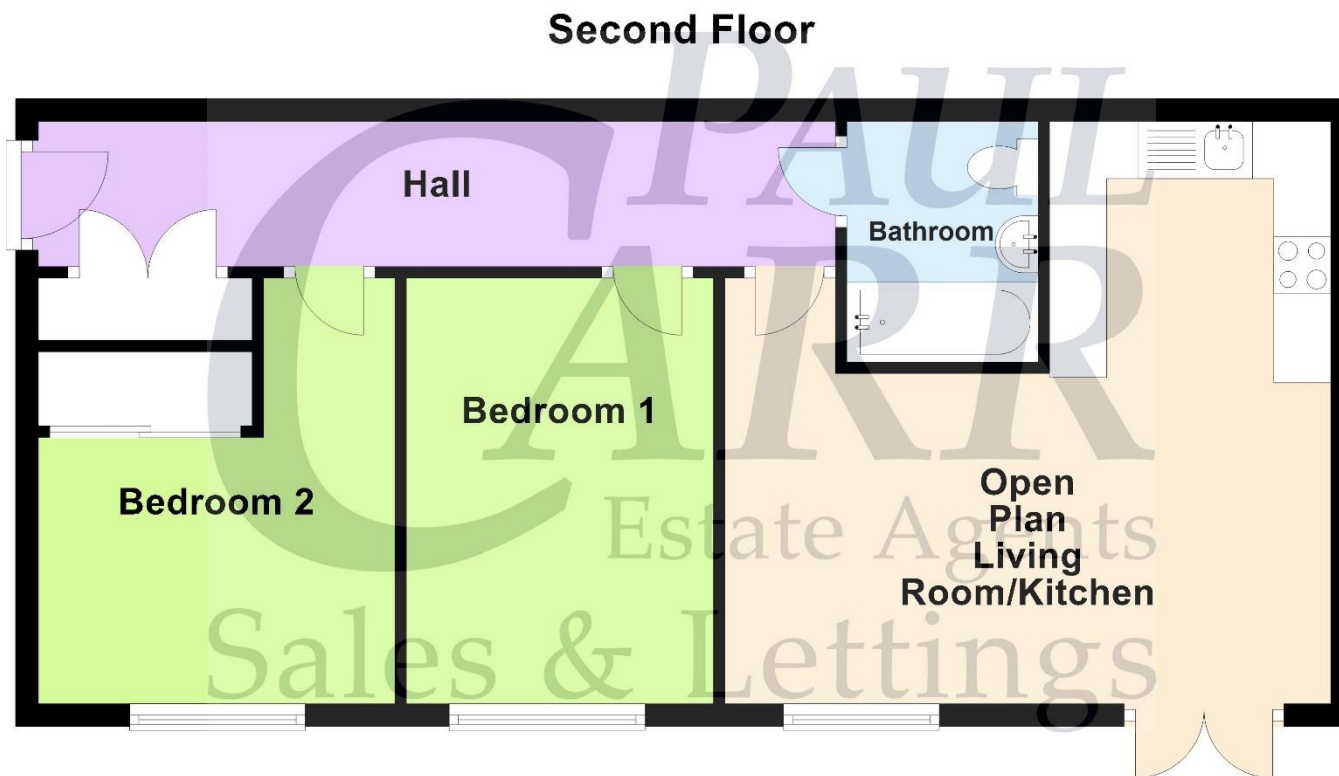
Two Allocated Parking Spaces

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: 125 years remaining, from 2011 (111 Years remaining)
Ground Rent: £340
Service Charge: £1460

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	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

