



Wentworth Court, Lichfield Road,  
Sutton Coldfield, B74 2UA

**Offers Over £200,000**



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This is a two bedroom ground floor apartment in a gated complex ideally located within walking distance to Four Oaks Train Station and the highly desirable Mere Green where you will find shops, restaurant and coffee shops.

An internal inspection reveals a welcoming entrance hall leading to the fitted kitchen comprising a range of base, wall and drawer mounted units with a rolled edge work surface and views to the rear.

The hall leads through to the open lounge / dining area which benefits from a large window to the rear garden. The two generous bedrooms are brilliantly presented and both benefit from built in wardrobes. Completing the internal accommodation is a modern bathroom, wash hand basin and close coupled W.C.

Set in a development with well-maintained communal areas, communal gardens and offering secure accommodation a viewing is highly recommended to fully appreciate what is on offer.

Outside this property offers a brilliant and rarely found south facing garden.





## Property Specification

SPACIOUS GROUND FLOOR APARTMENT  
TWO DOUBLE BEDROOMS  
LARGE LOUNGE/DINING ROOM  
MODERN FAMILY BATHROOM  
GARAGE AND PARKING TO THE REAR

Hall

Lounge/Diner

17' 8" x 13' 4" (5.38m x 4.06m)

Kitchen

8' 1" x 7' 5" (2.46m x 2.26m)

Bedroom One

10' 4" x 13' 3" (3.15m x 4.04m)

Bedroom Two

13' 7" x 7' 8" (4.14m x 2.34m)

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: 10th February 2021

### Viewer's Note:

Services connected: Electric, Water & Drainage  
Council tax band: B  
Tenure: Leasehold years remaining, lease from  
Ground Rent: £15  
Service Charge: £1200  
Restrictions: N/A

# 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		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

