



Flat 7, 2 Wyndley Close, Four Oaks,  
Sutton Coldfield, B74 4JD

**Offers in the Region Of £245,000**



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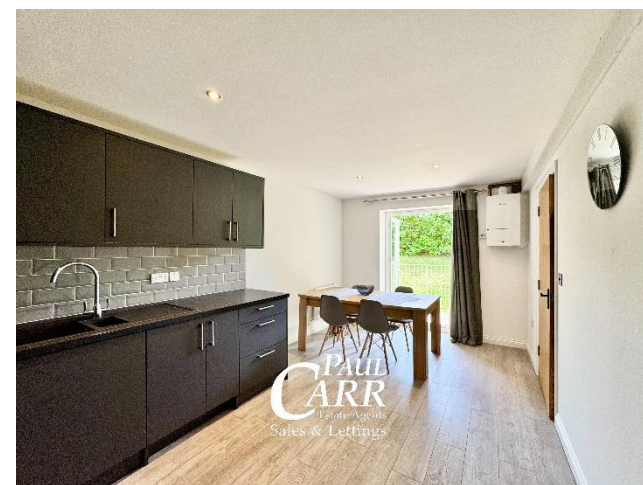
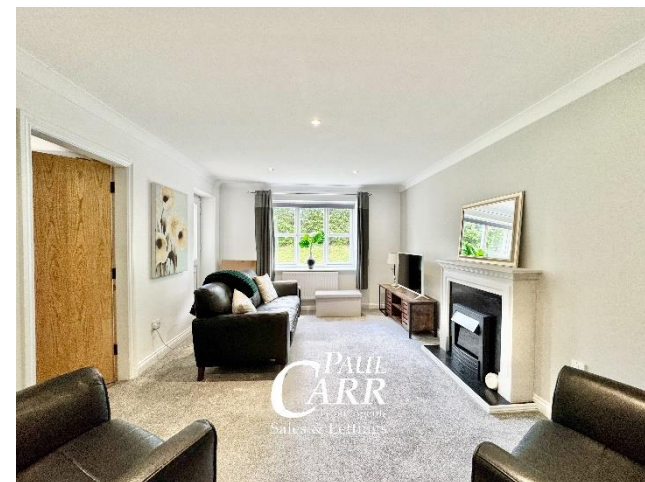
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This flat is a fantastic opportunity, offering a long lease and a range of desirable features. Situated on the ground floor, it benefits from a balcony that enjoys a high degree of privacy.

The living room with a fireplace forms a focal point and door opening onto the balcony. The superb kitchen/dining is a modern and stylish room perfect for cooking and entertaining.

Both bedrooms are a generous size, bedroom one further enjoys an ensuite. A modern family bathroom completes the accommodation.

Ideally located within walking distance of Blake Street railway station and within close proximity to local shops, schools and all amenities, this highly desirable and much sought after modern development is approached from Blake Street. A local convenience store is within easy walking distance with comprehensive shops and restaurants easily accessible on Clarence Road and Mere Green shopping centres.







## Property Specification

GROUND FLOOR  
2 DOUBLE BEDROOMS  
BEDROOM ONE WITH ENSUITE  
LONG LEASE  
ONE ALLOCATED PARKING SPACE

### Hall

Living Room 5.33m (17'6") x 3.40m (11'2")

Kitchen/Dining 5.56m (18'3") x 2.97m (9'9")

Balcony 2.87m (9'5") x 1.35m (4'5")

Bedroom 1 5.00m (16'5") x 3.87m (12'8")

### En-suite

Bedroom 2 3.86m (12'8") x 2.67m (8'9")

### Bathroom

### Agent's Note:

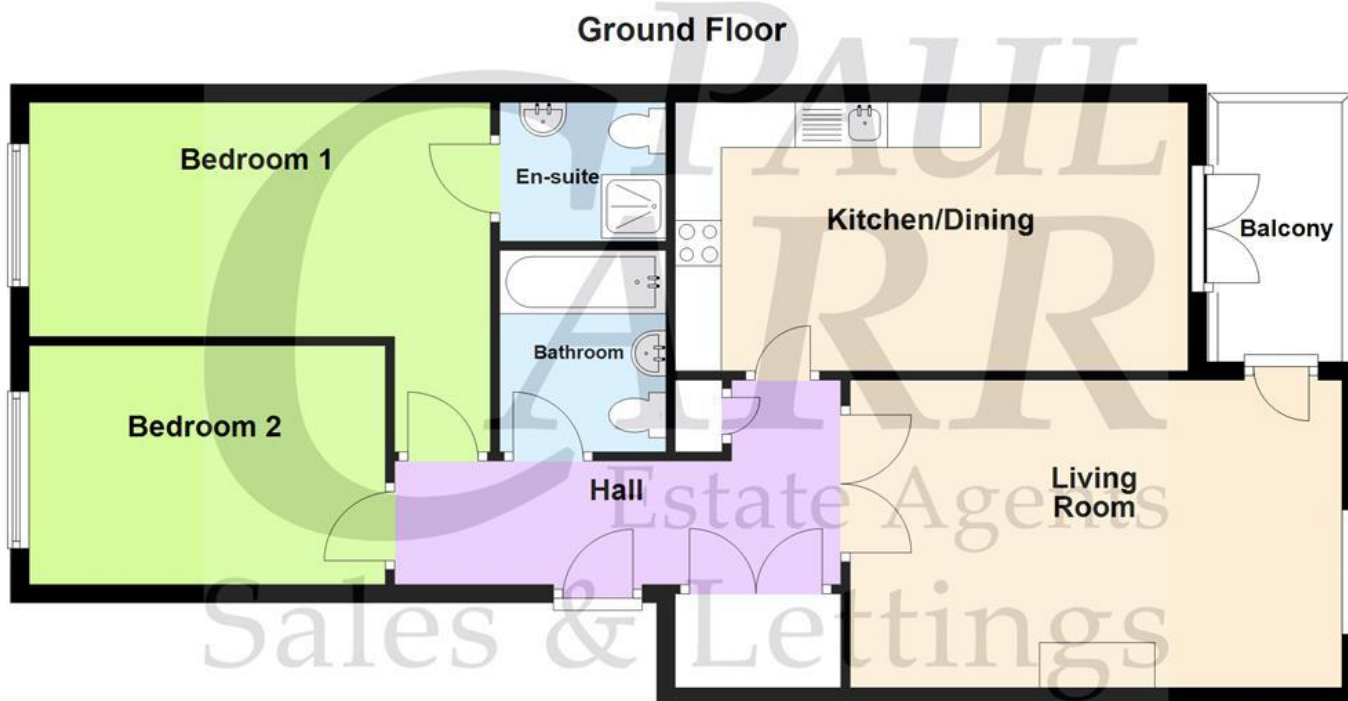
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Came on the market:

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: D  
Tenure: Leasehold 125 years remaining, lease from 2001  
Ground Rent: £100 per annum  
Service Charge: £1542

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

## Map Location

