



**PAUL
CARR**
Estate Agents

Warwick House, Cheltenham Mews, Four Oaks,
Sutton Coldfield, B74 2UQ

£325,000

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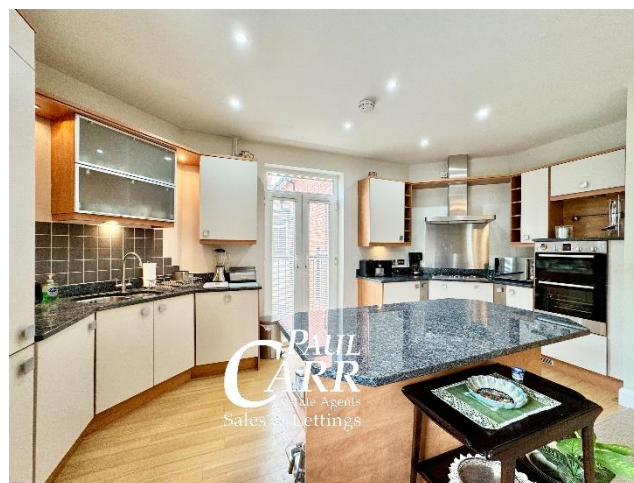


Elegant 1st Floor Apartment on Prestigious Four Oaks Road - Ideal for those seeking comfort, space, and a prime location. With a long lease, allocated car parking space plus designated visitor parking, this apartment is sold with NO UPWARD CHAIN.

Located in an exclusive gated development, this spacious and beautifully appointed first-floor apartment offers luxurious living with the convenience of lift access.

The heart of the home is a bright and airy open-plan living room and kitchen, featuring high ceilings, a central island, a bay window to the front, and a Juliette balcony to the rear—perfect for bringing the outside in. Bedroom one enjoys its own Juliette balcony and a modern en-suite bathroom, while the second bedroom is a generous double. A sleek additional bathroom, separate utility space, and high-end finishes throughout complete this impressive home.

All amenities are easily accessible. Comprehensive shopping facilities with well regarded restaurants are close at hand at Mere Green Centre. Four Oaks railway station and within short walking distance and provides regular services for commuters to Birmingham and Lichfield.





Property Specification

GATED FIRST FLOOR APARTMENT
LIFT ACCESS
NO UPWARD CHAIN
OPEN PLAN LIVING ROOM/DINING/KITCHEN
2 DOUBLE BEDROOMS

Hall

Open Plan Kitchen/Living Room
9.04m (29'8") x 4.57m (15')

Utility
1.90m (6'3") x 1.50m (4'11")

Bedroom 1
4.32m (14'2") x 3.26m (10'9")

Bedroom 2
4.32m (14'2") x 2.77m (9'1")

En-suite

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:

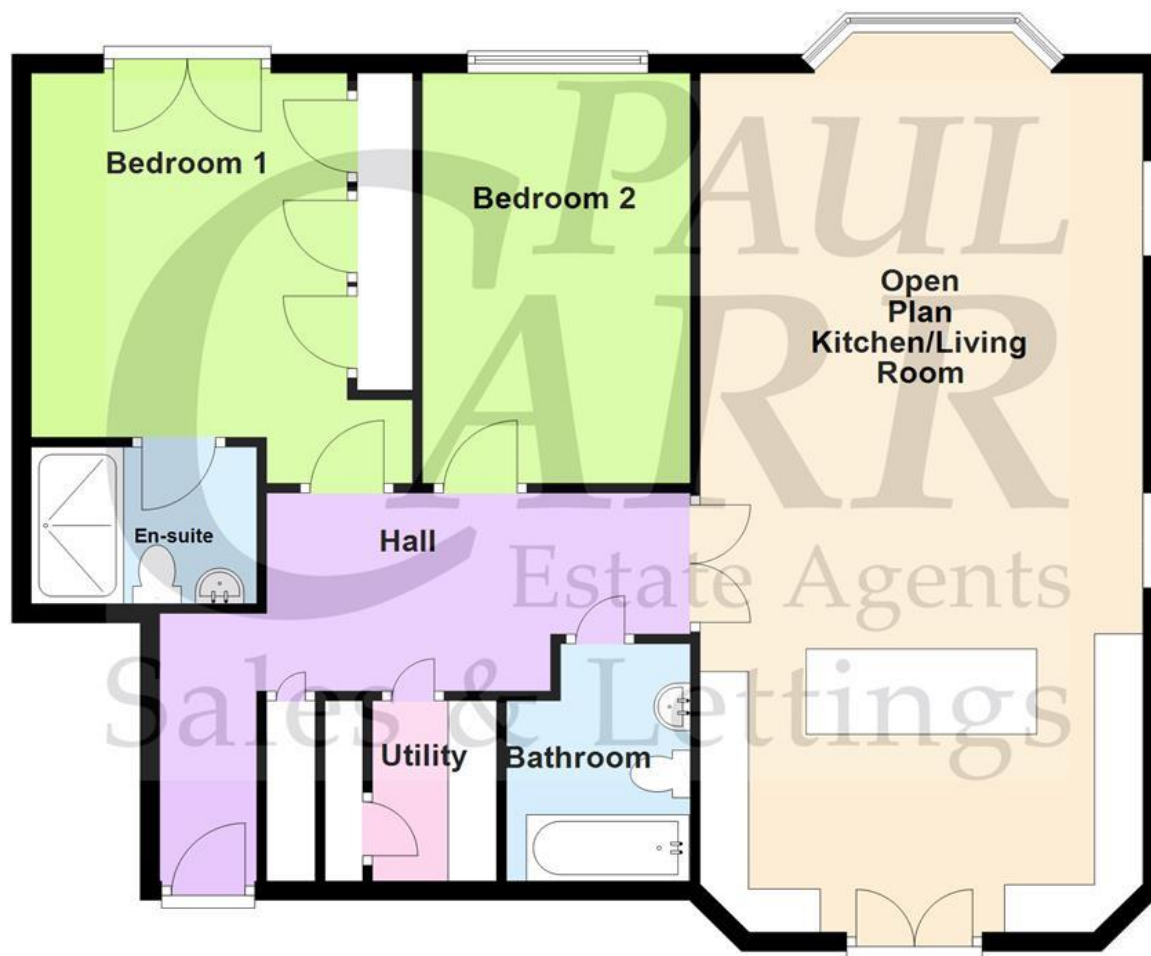
Viewer's Note:

Services connected: Gas, Water, Electric and Drainage
Council tax band: E
Tenure: 125 years remaining, lease from Sept 2006
Ground Rent: £400 per annum
Service Charge: £3807 per annum

Floor Plan

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

First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

