



**PAUL
CARR**

Flat 11 Russell Court, Walsall Road, Four Oaks,
Sutton Coldfield, B74 4NS

£230,000

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Sleek & Stylish Two-Bedroom Apartment with Balcony – No Upward Chain and Long Lease. Step into contemporary living with this beautifully presented two-bedroom apartment, perfectly designed for modern lifestyles. Situated in a sought-after development, this home combines sophisticated finishes with practical design.

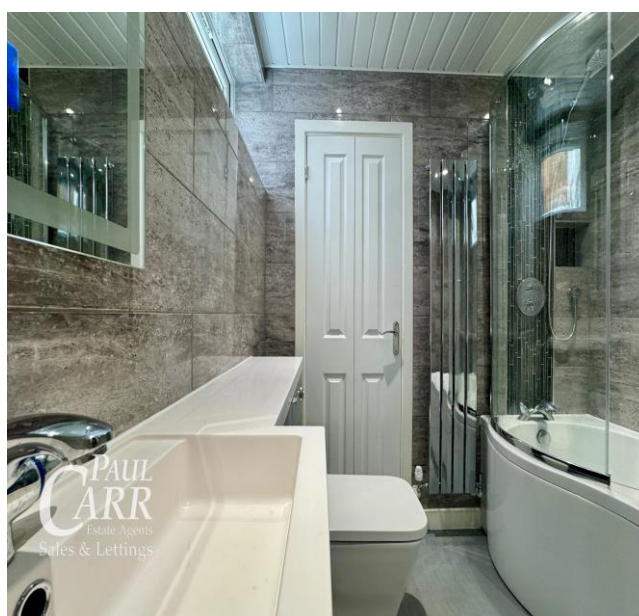
The spacious open-plan living and dining area is a standout feature, bathed in natural light and seamlessly extending onto a private balcony, perfect for morning coffee or evening relaxation.

The modern kitchen is as functional as it is stylish, featuring clean lines, high-gloss cabinetry, and ample storage space. Whether you're cooking for one or entertaining friends, this space is designed to impress.

Both double bedrooms are generously sized, offering fitted wardrobes with sensor lighting. The contemporary bathroom is sleek and elegant, with quality fittings, minimalist design, and a calming atmosphere — the perfect space to unwind.

If you are looking for a stylish and contemporary apartment in heart of Four Oaks, close to the vibrant Mere Green shopping complex with bars, cafe's, gyms, and shops, walking distance to Royal Sutton Park, and within close proximity of local train stations, then look no further!





Property Specification

NO UPWARD CHAIN
MODERN KITCHEN & BATHROOM
LIVING/DINING ROOM WITH BALCONY
WALKING DISTANCE TO ROYAL SUTTON PARK
IMMACULATLY PRESENTED

Hall

Living/Dining Room
5.08m (16'8") x 3.78m (12'5")

Balcony

Kitchen
3.12m (10'3") max x 2.13m (7')

Bedroom 1
3.78m (12'5") x 2.72m (8'11")

Bedroom 2
3.58m (11'9") x 2.59m (8'6")

Bathroom

Garage

Agent's Note:

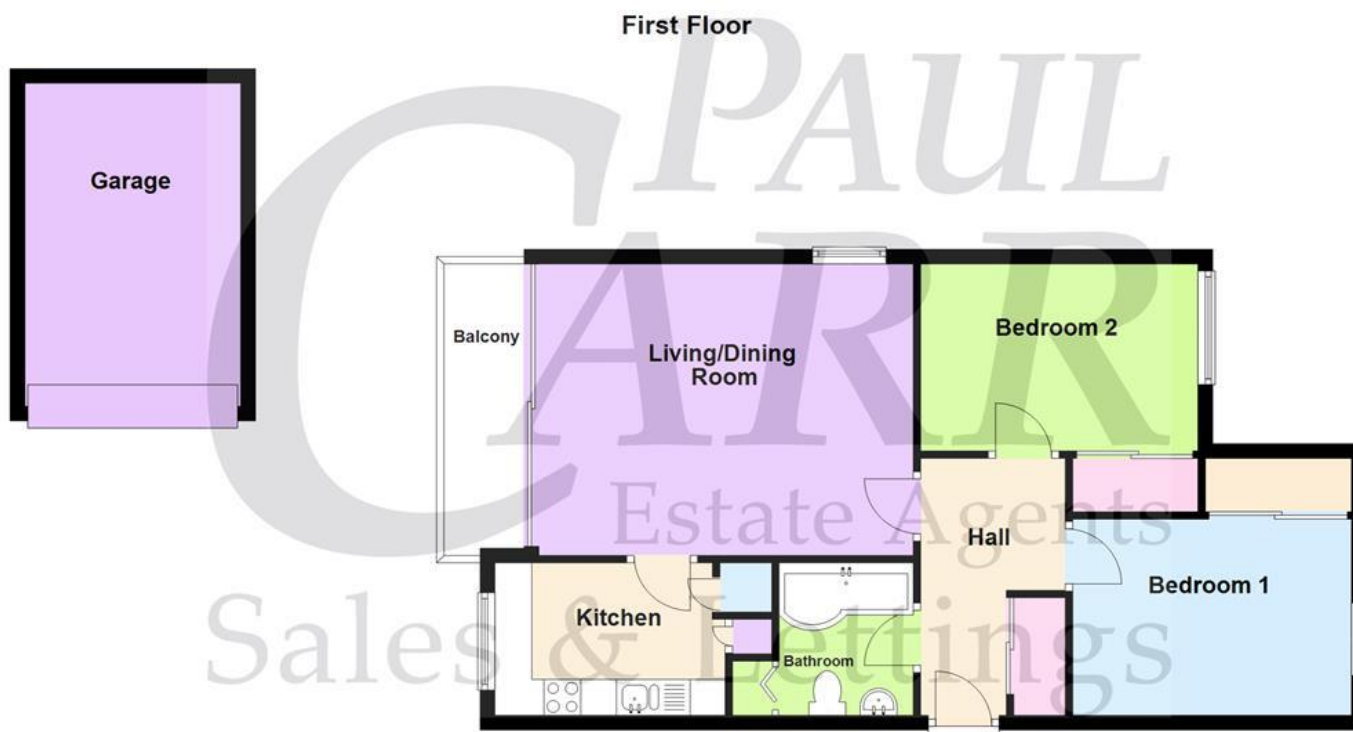
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: D
Tenure: Leasehold 199 Years remaining from 1967
Ground Rent: £0
Service Charge: £1920.00
Restrictions: N/A
Other Charges: 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		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

