



**PAUL
CARR**
Yew Tree Court, Bowlas Avenue, Four Oaks
Sutton Coldfield, B74 2TT

Guide Price £195,000

Four Oaks

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Stylish First Floor Apartment – Turnkey Ready Step into this beautifully presented first-floor apartment, ready for you to move in and make it home.

The spacious open-plan living and dining area is filled with natural light thanks to its dual-aspect windows, creating an airy and welcoming space to relax or entertain. The sleek, modern kitchen is thoughtfully designed and fully fitted, perfect for both everyday meals and weekend hosting.

Two generous double bedrooms overlook the peaceful communal gardens, offering a calm and private retreat.

A contemporary bathroom completes the home, featuring a large walk-in shower and elegant finishes throughout. With its smart layout, fresh interiors, and move-in-ready condition, this apartment is a rare find.

Bowlas Avenue is an excellent location for access to bus and train links offering direct routes into Birmingham and Lichfield City Centres. Local convenience shops are accessible on foot and nearby Mere Green offers a wealth of bars, restaurants and boutiques. This is also a great location for nearby Primary and Secondary schools.





Property Specification

FIRST FLOOR
IMMACULATE THROUGHOUT
2 DOUBLE BEDROOMS
LIVING/DINING ROOM WITH DUAL ASPECT VIEWS
WELL FITTED KITCHEN
LONG LEASE

Hall

Living Room/Dining Room
7.16m (23'6") x 3.35m (11') max

Kitchen
3.18m (10'5") x 2.44m (8')

Bedroom 1
3.48m (11'5") x 3.25m (10'8")

Bedroom 2
2.97m (9'9") x 2.00m (6'7")

Bathroom

Storage/Dressing Room
2.13m (7') x 1.35m (4'5")

Agent's Note:

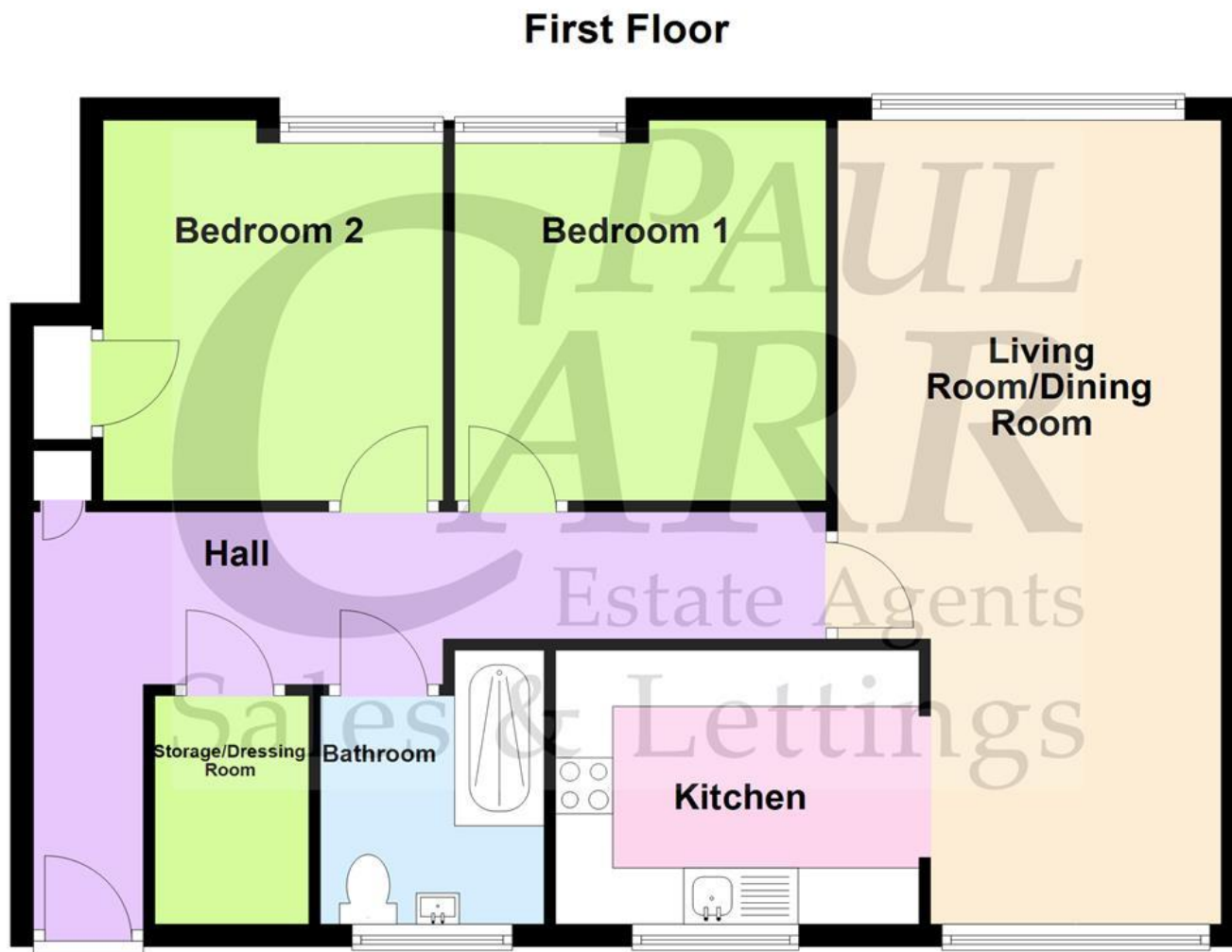
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Came on the market:

Viewer's Note:

Services connected: Gas, water, electric, drainage
Council tax band: B
Tenure: Leasehold 97 years remaining
Ground Rent: £0
Service Charge: £1440
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		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

