



Lichfield Road, Four Oaks  
Sutton Coldfield, B74 2XA

Offers in the Region Of £230,000



## Four Oaks

Offers in the Region Of £230,000



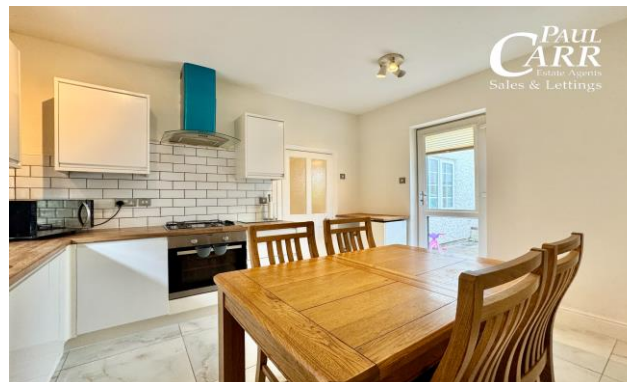
Step into this charming ground floor maisonette with a long lease, where space, style, and sunshine come together.

With high ceilings and a large bay-windowed living room, it's full of light and character and enjoys a log fire for cozy winter evenings.

The breakfast kitchen with access to the patio is well fitted and perfect for pancakes or prosecco, and there are two generous double bedrooms for sleepy Sundays or working from home.

Outside, soak up the sun on your private south-facing patio.

Nestled in the heart of Four Oaks less than a minutes' walk from the train station in close proximity to popular local schools, Sutton Park & the redeveloped Mere Green shopping and recreational area.



## Property Specification



GROUND FLOOR MAISONETTE  
998 YEARS REMANING ON LEASE  
SOUTH FACING PATIO

Hall

Living Room  
4.85m (15'11") max x 3.63m (11'11")

Kitchen  
3.61m (11'10") x 3.60m (11'10")

South Facing Patio

Bedroom 1  
3.63m (11'11") x 3.45m (11'4") max

Bedroom 2  
3.66m (12') x 2.92m (9'7")

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: B  
Tenure: Freehold 998 years remaining  
Other Charges:



# Floor Plan

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

Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

