



Flat 8 Tansy, 20 Badgers Bank Road, Four Oaks,
Sutton Coldfield, B74 4EW

Auction Guide Price £130,000

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Ideal for buyers looking for a project or an opportunity to add value, this property offers a fantastic chance to create a home tailored to your taste and needs.

While the property would benefit from modernisation throughout, it offers a solid layout and great scope for improvement

This flat features an open plan living and dining area leading into a separate kitchen.

There are two good-sized double bedrooms, with Bedroom one providing direct access to the garden. The flat also includes a bathroom and a large storage cupboard, which could be repurposed as a home office or dressing room.

Outside there is access to the well tended communal gardens and ample of parking.

Badgers Bank Road 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

GROUND FLOOR
LONG LEASE
2 DOUBLE BEDROOMS
KITCHEN
BATHROOM



Hall

Living/Dining Room
5.23m (17'2") max x 4.62m (15'2")

Kitchen
2.90m (9'6") x 2.01m (6'7")

Bathroom

Bedroom 1
4.39m (14'5") x 2.82m (9'3")

Bedroom 2
4.39m (14'5") x 2.64m (8'8")

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 drainage
Council tax band: B
Tenure: 125 years from 25 December 1987 years remaining,
Ground Rent and Service Charge: £3192 per annum

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

