



Wingate Court, Blackberry Lane
Four Oaks, B74 4JG

Guide Price £160,000

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Are you looking for a GROUND FLOOR apartment in the 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, within close proximity of local train stations and within school catchments for both Primary and Secondary schools - then look no further!

This two-bedroom apartment neatly positioned in manicured communal grounds on Blackberry Lane is truly a fantastic opportunity for first time buyers, investors, and anyone looking for a lock up and leave! The kitchen and bathroom complete the accommodation.

Set within well-tended communal grounds and benefitting from a fantastic community spirit, the development is accessed via secure intercom entry and the apartment enjoys a long lease and gas central heating throughout.

Outside the property also benefits from the added bonus of a private garage and the property really must be viewed to appreciate the true scale of space on offer in such a highly sought after location.





Property Specification

GROUND FLOOR APARTMENT
GARAGE
LONG LEASE
2 BEDROOMS

Hall

Living Room
6.92m (22'8") x 3.29m (10'10")

Kitchen
2.89m (9'6") x 2.39m (7'10")

Bedroom 1
3.88m (12'9") x 3.45m (11'4")

Bedroom 2
4.17m (13'8") x 2.26m (7'5")

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: Leasehold From and including 25 March 2003 To and including 87 years remaining
Ground Rent and Service Charge: £1200

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

