



Four Oaks Road,
Sutton Coldfield, B74 2XU

£190,000

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Burcot Court is a popular residential retirement apartment with onsite assistance. This first floor apartment is located to the rear and is offered for sale with the benefit NO UPWARD CHAIN.

This apartment offers a large two bedroom accommodation with a lounge with a feature bay window to the front overlooking the gardens. Leading from the lounge is a well appointed breakfast kitchen with built in appliances. Bedroom one is to the rear and enjoys fitted wardrobes, Bedroom two could be used as a further reception room, if desired. The large wet room services the accommodation.

Burcot Court offers a wide selection of communal facilities, yet the discerning buyers can still retain their own independence. There is a restaurant facility available and whilst extra charges apply, an excellent selection of meals are on offer.

Included in the service charge, a housekeeping assistant attends weekly for one and a half hours to help with cleaning, ironing etc. The development also has a communal lounge where they hold various activities or a quiet solace to read or share hobbies including bridge, jigsaws or board games. All this creates a great sense of community. Burcot Court is well managed 24 hours and offers care and assistance when needed with all areas being easily accessible. Outside the well tended communal grounds boast a range of mature shrubs and trees.

Backing onto Sutton Park there are ample opportunities to explore and roam the 2400 acres of woodland and visit a number of cafes and restaurants. This retirement apartment is within easy reach of the newly developed Mulberry Walk which provides a good choice of food stores, restaurants, hairdressers and doctors' surgeries.





Property Specification

FIRST FLOOR APARTMENT
LIFT ACCESS
24 HOUR ONSITE STAFF
ACTIVE SOCIAL COMMUNITY

Hall

Living Room
4.50m (14'9") x 3.89m (12'9")

Kitchen
3.61m (11'10") x 2.36m (7'9")

Bedroom 1
3.86m (12'8") max x 2.68m (8'9")

Bedroom 2
3.59m (11'9") max x 2.68m (8'9")

Wet Room

Agent's Note:

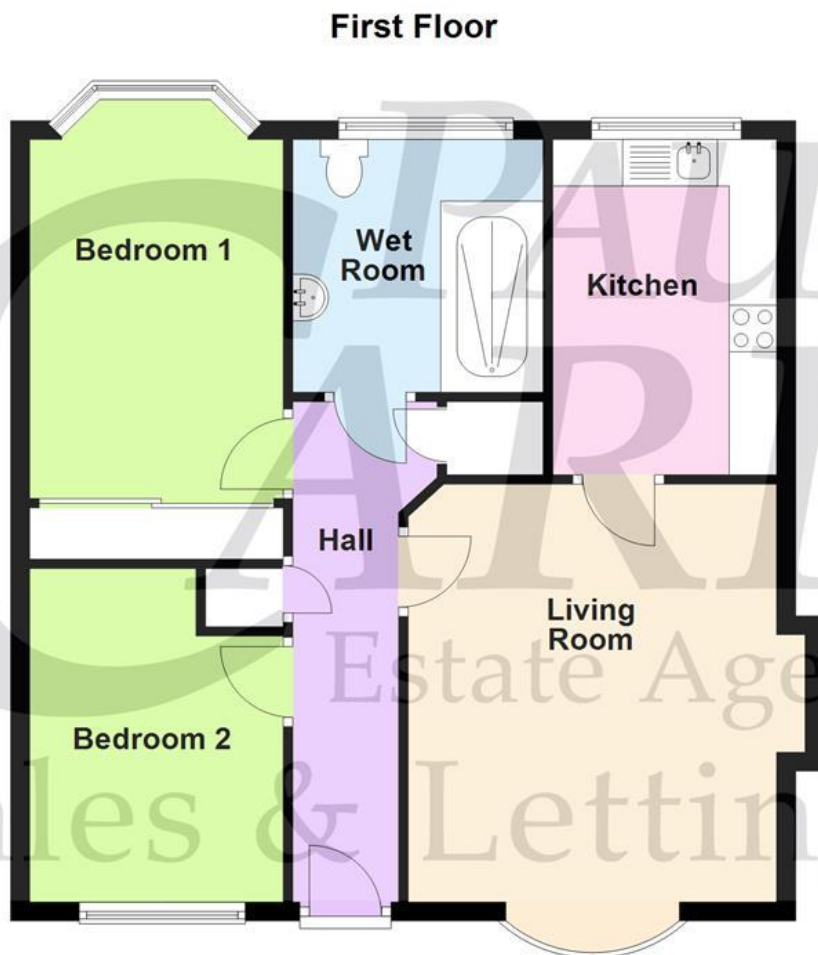
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:
Tenure: Leasehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: Age Over 60

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

