



**PAUL
CARR**

Flat 3, 40 Wyndley Close, Four Oaks,
Sutton Coldfield, B74 4JD

£220,000

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This flat is a fantastic opportunity, offering a long lease and a range of desirable features.

Situated on the ground floor, it benefits from a balcony that enjoys a high degree of privacy.

The living room with a fireplace forms a focal point and door opening onto the balcony. The superb kitchen/dining is a modern and stylish room perfect for cooking and entertaining.

Both bedrooms are a generous size ,bedroom one further enjoys an ensuite.

A modern family bathroom completes the accommodation.

Ideally located within walking distance of Blake Street railway station and within close proximity to local shops, schools and all amenities, this highly desirable and much sought after modern development is approached from Blake Street. A local convenience store is within easy walking distance with comprehensive shops and restaurants easily accessible on Clarence Road and Mere Green shopping centres.





Property Specification

GROUND FLOOR APARTMENT
LONG LEASE
2 DOUBLE BEDROOMS
LIVING ROOM

Hall

Living Room
4.47m (14'8") x 3.68m (12'1")

Balcony

Dining Room
4.65m (15'3") x 4.34m (14'3")

Kitchen
3.30m (10'10") x 2.08m (6'10")

Bedroom 1
5.13m (16'10") x 2.97m (9'9")

En-suite

Bedroom 2
3.96m (13') max x 2.79m (9'2")

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:
Tenure: 125 years from 25 December 2001
Ground Rent: £100.00
Service Charge: £1652.00

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	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

