



Apartment 23 Royal Court, 66 Lichfield Road, Four
Oaks, Sutton Coldfield, B74 2NA

£450,000

Apartment 23 Royal Court is a spacious appointed top floor apartment, with a long lease, ideal for anyone looking to downsize within walking distance to Sutton Coldfield.

The property is set behind electric gates which provide access to a secure car park with two allocated spaces, one external and one underground.

The apartment can be accessed via the communal door and via the lift or stairs. A further inspection of the apartment reveals a stunning open plan living/dining room with beautiful high ceilings and a balcony that enjoys stunning views. The kitchen breakfast room is well fitted and comprises a range of base, wall and drawer mounted units with a rolled edge granite work surface.

Bedroom one is exceptionally large and boasts a dressing room and ensuite. There are two further bedrooms and a modern shower room that completes the accommodation.

The development boasts excellent gym facilities and outside there are secure Communal grounds, with seating around the pool, and a covered patio table area, beautifully landscaped gardens with water features and attractive planted areas.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living/Dining Room
8.41m (27'7") x 5.67m (18'7")

Balcony

Kitchen
3.63m (11'11") x 3.48m (11'5") max

Bedroom 1
5.79m (19') x 2.00m (6'7")

Dressing Room
2.41m (7'11") x 2.03m (6'8")

En-suite

Bedroom 2
3.10m (10'2") x 3.07m (10'1")

Bedroom 3
3.18m (10'5") max x 1.73m (5'8")

Shower room





Floor Plan

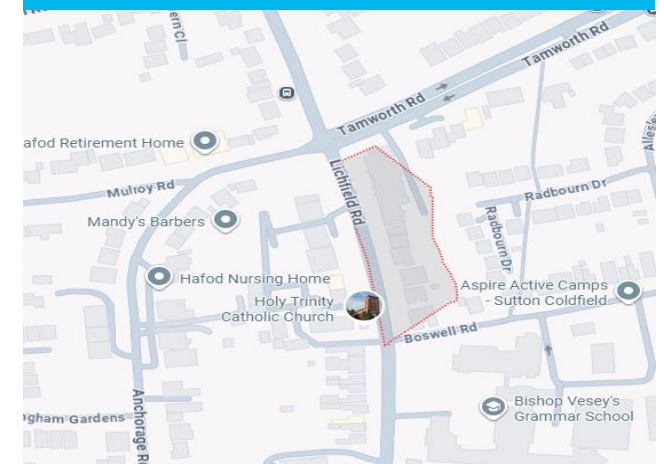
This floor plan is not drawn to scale and is for illustration purposes only



23 Royal Court Apartments

Energy Performance Rating

Map Location







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: