



This attractive ground-floor flat is offered with no upward chain and is ready to move into, making it an ideal choice for anyone looking for a lock up and leave or first time buyers

The property features a bright and spacious living/dining room with dual-aspect views, creating a light and welcoming space for everyday living and entertaining. There are two well-proportioned double bedrooms, both offering comfortable accommodation.

The well-fitted kitchen enjoys pleasant views overlooking the gardens, while the modern bathroom is finished to a contemporary standard.

An exceptionally large storage room provides valuable additional space, rarely found in similar properties.

Externally, there is plenty of resident and visitor parking.

Bowlas Avenue 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.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



PAUL  
CARR  
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Hall

Living/Dining Room

7.34m (24'1") x 3.38m (11'1") max

Kitchen

3.20m (10'6") max x 2.26m (7'5")

Bedroom 1

3.48m (11'5") x 3.25m (10'8")

Bedroom 2

3.48m (11'5") x 3.15m (10'4") max

Bathroom





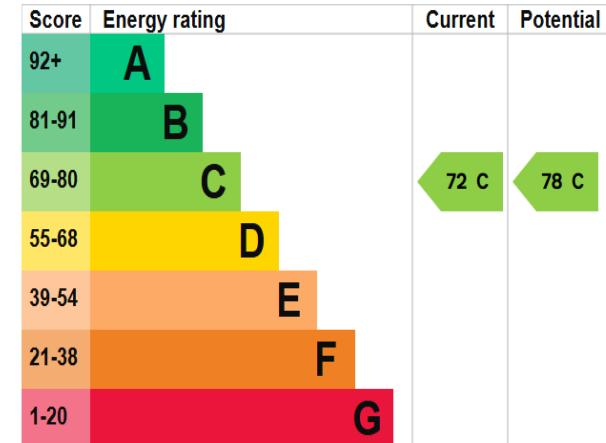
# Floor Plan

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

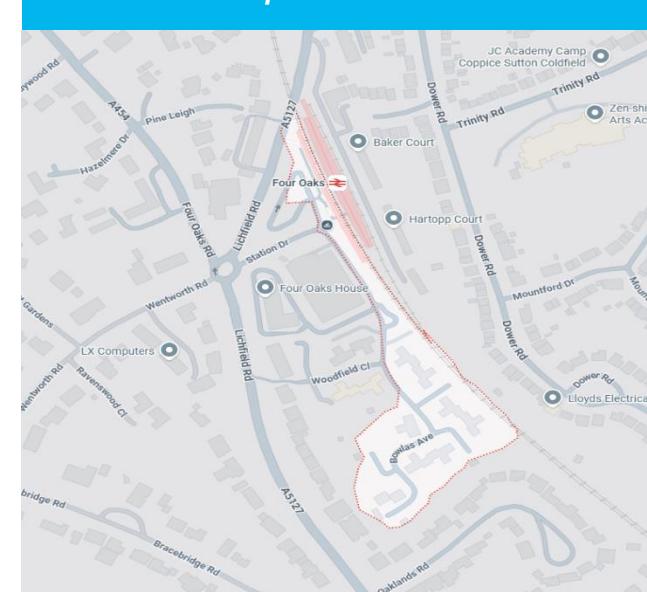


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Plan produced using PlanUp.

## Energy Performance Rating



## Map Location





### **Agent's Note:**

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