



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



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

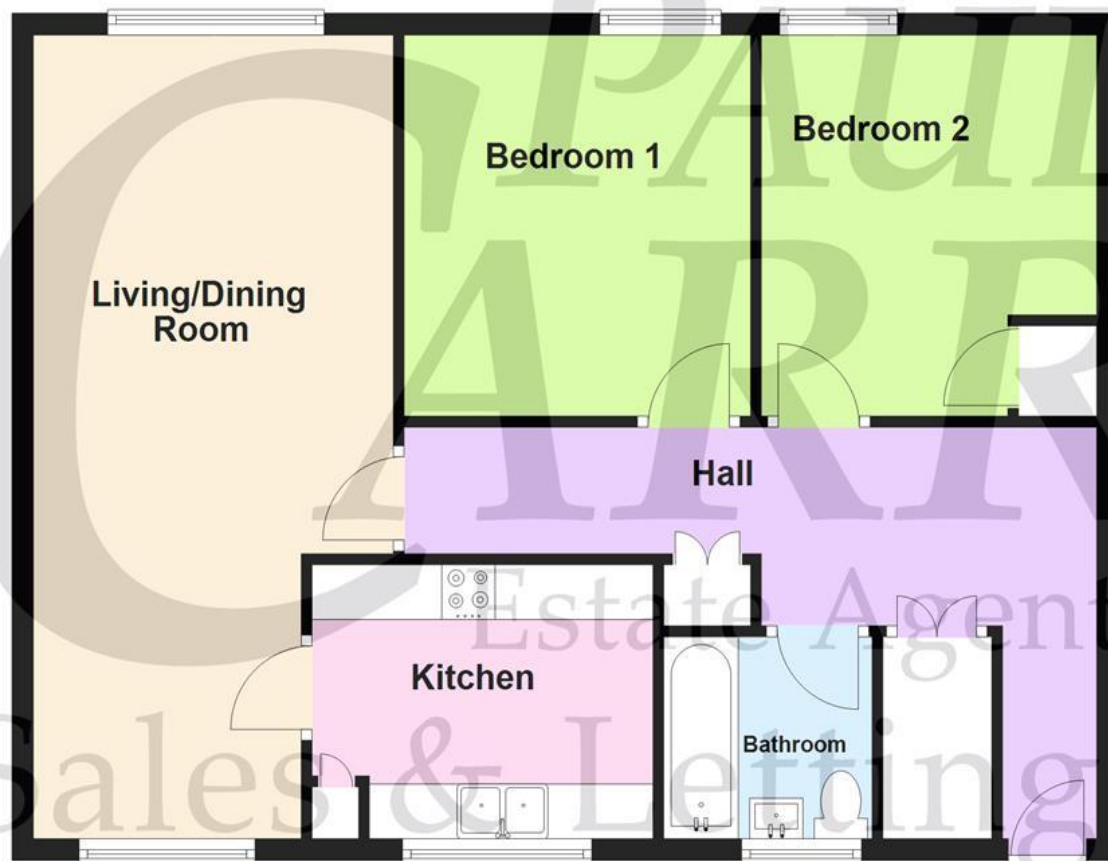




Floor Plan

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

Ground Floor

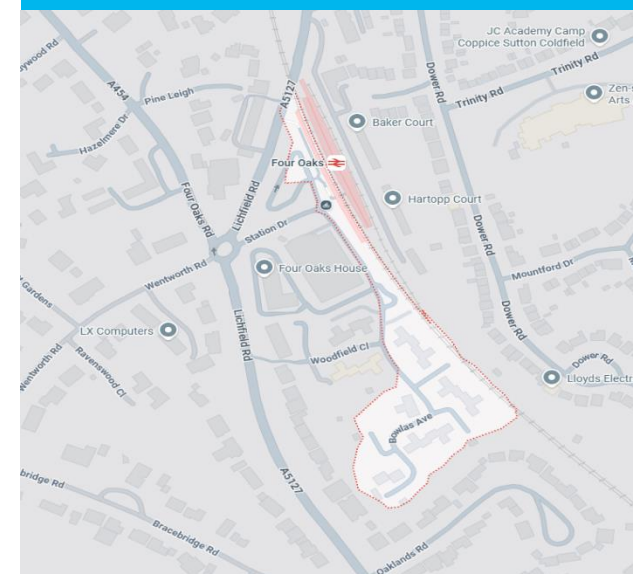


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Plan produced using PlanUp.*

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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