



St Georges Court, Clarence Road, Four Oaks  
Sutton Coldfield, B74 4LL

**£275,000**

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A unique opportunity to purchase a superbly presented two bedroom bungalow situated within the grounds of this sought after retirement development, St Georges Court, off Clarence Road.

Occupying a superb position, the bungalow has been well maintained throughout and even includes a CCTV system should it be desired.

The lounge is a bright and spacious room positioned to the front elevation, with a feature fireplace and sliding door allowing in a wealth of natural light to beam in making this room cosy and ideal to relax. The kitchen is a good size and well fitted with storage and space for white goods, alongside a lovely breakfast bar overlooking the private rear garden. Both bedrooms are a generous size and bedroom one enjoys built in wardrobes. A large bathroom completes the internal rooms. Outside there is a private garage and driveway to the front and a well maintained rear garden which is ideal to sit and watch the birds whilst enjoying the fresh air.

Within the main building of St Georges Court there is a very comfortable communal lounge, on-site restaurant, guest suite, landscaped gardens and ample additional car parking. The services on offer are much greater than in standard retirement living and offers people of retirement age and above, the opportunity of retaining their independence and improving their quality of life whilst remaining in their own homes for as long as possible, alongside the added security of onsite care staff and emergency pull cords. There is a team of staff working on a shift basis, managed 24 hours a day. The monthly service charge covers the costs of external maintenance, buildings insurance, upkeep of the grounds and one and half hours of domestic assistance per week per individual property.





## Property Specification

WELL MAINTAINED RETIREMENT BUNGALOW  
SPACIOUS BRIGHT LOUNGE  
MODERN KITCHEN  
TWO BEDROOMS  
BATHROOM

Living/Dining Room 1  
2' 10" x 13' 6" (3.91m x 4.11m)

Kitchen  
11' 2" x 8' 2" (3.40m x 2.49m)

Bedroom One  
10' 0" x 13' 0" (3.05m x 3.96m)

Bedroom Two  
9' 7" x 9' 3" (2.92m x 2.82m)

Bathroom  
6' 9" x 7' 1" (2.06m x 2.16m)

Garage

### 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: TBC  
Council tax band: D  
Tenure:  
Ground Rent: TBC  
Service Charge: TBC

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

