



Badgers Bank Road

Sutton Coldfield, West Midlands , B74 4ET

Offers In Excess Of £165,000

Property Features

- Stunning Second Floor Apartment
- Entrance Hall
- Lounge/Dining Area
- Kitchen
- Two Bedrooms
- Bathroom
- Study
- Roof Terrace
- Resident and Guest Parking
- Communal Gardens

Full Description

Welcome to this stunning 2nd floor apartment, a two bedroom home nestled in the highly coveted location of Four Oaks, Sutton Coldfield. This stunning apartment stands proudly within a residential block, enjoying a private position

COMMUNAL AREAS

As you enter the development, you are greeted by communal gardens which are predominantly lawn areas with hedgerows surround. A sweeping driveway guides you to the resident and guest car park, with secure doors taking you into the Campion building. Ascending through well-presented communal areas, steps lead to the upper floors.

Positioned at the 'end' which as the added benefit of extra privacy, this apartment begins with the entrance hallway, where you can find a generous storage cupboard and airing cupboard adjacent. A sense of openness envelops you as you step into the stunning lounge/dining area, seamlessly connected to the well-appointed kitchen featuring matching wall and base units. The lounge/dining area extends outdoors with a feature balcony, accessible through sliding doors, where the slab paved flooring offers wonderful private outdoor space. Also from the main living space, a versatile study can be found, benefiting from a side aspect window.

OPEN ASPECT LOUNGE / DINING AREA

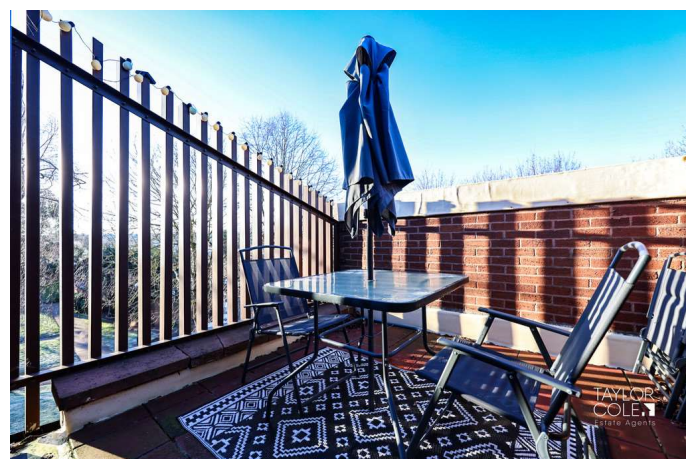
16' 08" x 20' 05" (5.08m x 6.22m)

FITTED KITCHEN

8' 09" x 7' 08" (2.67m x 2.34m)

STUDY

8' 09" x 6' 10" (2.67m x 2.08m)



The hallway leads to two spacious double bedrooms, each offering fantastic floorspace for freestanding bedroom furniture. The family bathroom has a three-piece suite with window to the side aspect.

BEDROOM ONE

16' 08" x 9' 06" (5.08m x 2.9m)

BEDROOM TWO

8' 07" x 13' 06" (2.62m x 4.11m)

BATHROOM

6' 08" x 5' 06" (2.03m x 1.68m)

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

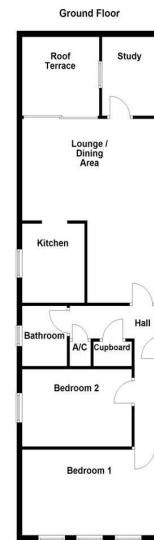
TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of £3,000 and approximately 85 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements