



Russell Court, Walsall Road, Four Oaks,
Sutton Coldfield, B74 4NS

Offers Over £200,000

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Life at Russell Court, Walsall Road offers a wonderful blend of comfort, space, and outlook.

Situated on the top floor, this attractive apartment benefits from no upward chain, making it an ideal choice for a smooth and straightforward purchase.

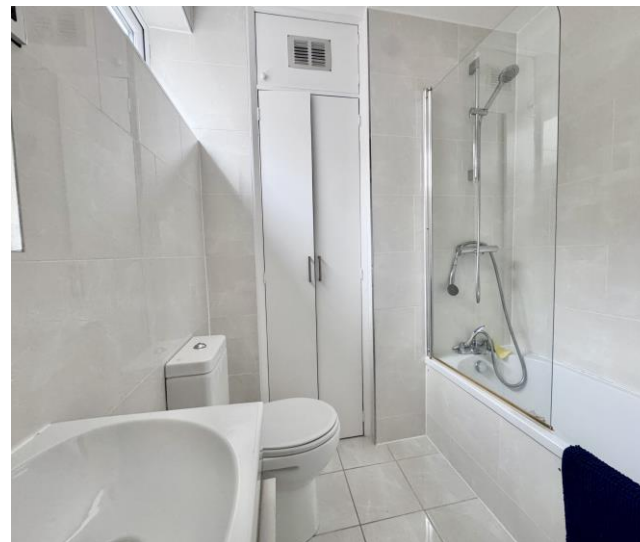
The bright and welcoming living room opens onto a private balcony, where you can enjoy views over beautifully maintained gardens, creating a peaceful setting to relax. The property features a well-fitted kitchen, designed for practicality and ease of use. There are two generous double bedrooms, both positioned to the front elevation, offering excellent natural light. A modern bathroom completes the accommodation.

If you are looking for an apartment in heart of Four Oaks, close to the vibrant Mere Green shopping complex with bars, cafe's, gyms, and shops, walking distance to Royal Sutton Park, and within close proximity of local train stations, then look no further!



Property Specification

Top floor apartment
NO UPWARD CHAIN
2 Double bedrooms
Living room with balcony
Kitchen



Hall

Living/Dining Room 5.08m (16'8") x 3.78m (12'5")

Balcony

Kitchen 3.12m (10'3") max x 2.13m (7')

Bedroom 1 3.78m (12'5") x 2.72m (8'11") max

Bedroom 2 3.58m (11'9") x 2.59m (8'6")

Bathroom

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:

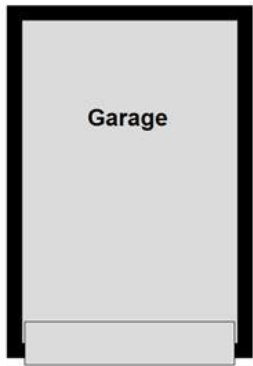
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

Services connected:
Council tax band:
Tenure: Share of Freehold
Ground Rent:
Service Charge:
Restrictions:

Floor Plan

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



First Floor



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

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

Map Location

