



Flat 6 Doe Bank Court, Lichfield Road, Four Oaks,
Sutton Coldfield, B74 2TE

£150,000

£150,000



A fantastic opportunity to acquire a well-located home in a sought-after area.

This well-presented first-floor apartment is offered with no upward chain, making it an ideal choice for first-time buyers, downsizers, or investors.

The property features a spacious living and dining room, providing plenty of room for both relaxing and entertaining.

There are two well-proportioned bedrooms, each benefiting from fitted wardrobes, offering excellent built-in storage. The well-fitted kitchen is designed for practicality and functionality, while the bathroom is neatly appointed.

Ideally situated, the apartment is within easy reach of the beautiful Sutton Park and Four Oaks train station, providing excellent opportunities for outdoor recreation and convenient transport links.



Property Specification

NO UPWARD CHAIN
First Floor
Spacious living room with dual aspect views
Large kitchen
2 bedrooms with fitted wardrobes

Hall

Living/Dining Room 5.08m (16'8") x 3.86m (12'8")

Kitchen 4.83m (15'10") x 2.57m (8'5")

Bedroom 1 3.88m (12'9") x 3.63m (11'11")

Bedroom 2 2.31m (7'7") x 2.00m (6'7")

Bathroom 2.57m (8'5") x 2.08m (6'10") max

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:

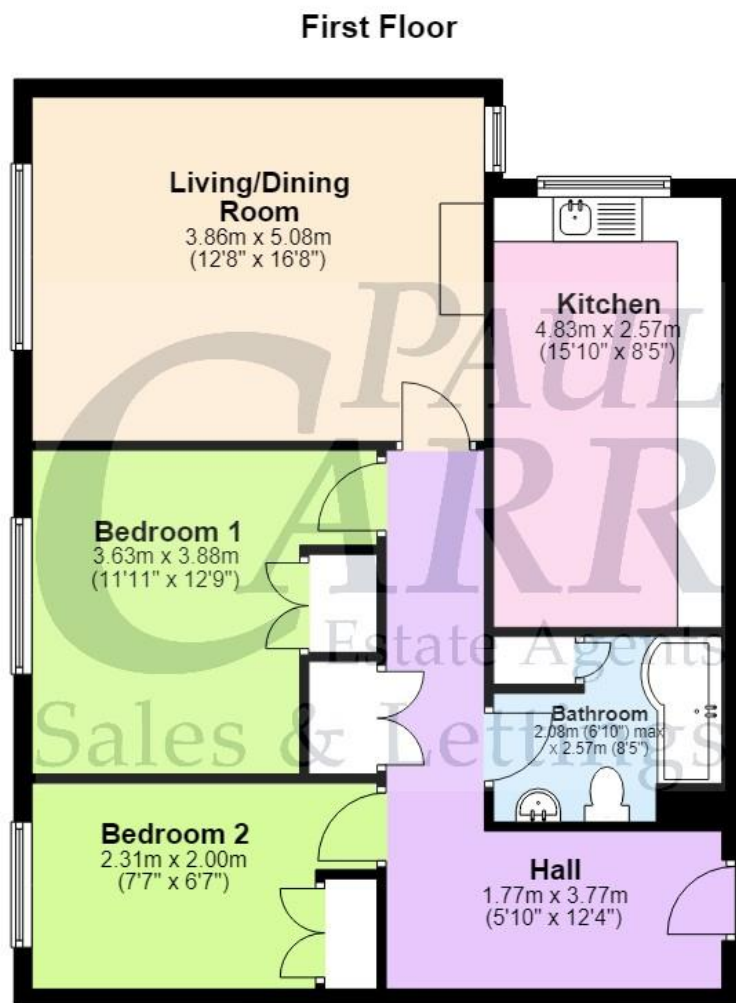
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Leasehold years remaining, lease from
Ground Rent: £0
Service Charge: £1352
Restrictions:

Floor Plan

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



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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

