



Flat 18, 40 Wyndley Close, Four Oaks,
Sutton Coldfield, B74 4JD

Offers in Excess of £230,000

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This flat is a fantastic opportunity, offering a long lease and a range of desirable features. Situated on the top floor, it provides stunning views over open fields that can be enjoyed from the south-facing balcony, perfect for soaking up the sun throughout the day.

The property boasts a spacious layout, including a main bedroom with an ensuite and an additional bathroom to complete the accommodation. There's also plenty of storage space throughout the flat, with the added benefit of loft access, ideal for extra belongings.

A garage is included, providing secure parking or additional storage.

The flat is conveniently located close to transport links, making it ideal for commuters. This is an excellent choice for those seeking comfort, practicality, and picturesque surroundings.





Property Specification

LONG LEASE
STUNNING VIEWS OVER FIELDS
SOUTH FACING BALCONY
GARAGE
TOP FLOOR WITH LOFT ACCESS
BEDROOM ONE WITH ENSUITE

Hall

Living Room
5.33m (17'6") x 3.43m (11'3")

Kitchen/Dining
5.61m (18'5") x 2.97m (9'9")

Balcony

Bedroom 1
4.95m (16'3") x 4.14m (13'7")

En-suite

Bedroom 2
3.91m (12'10") x 2.71m (8'11")

Bathroom

Garage

Agent's Note:

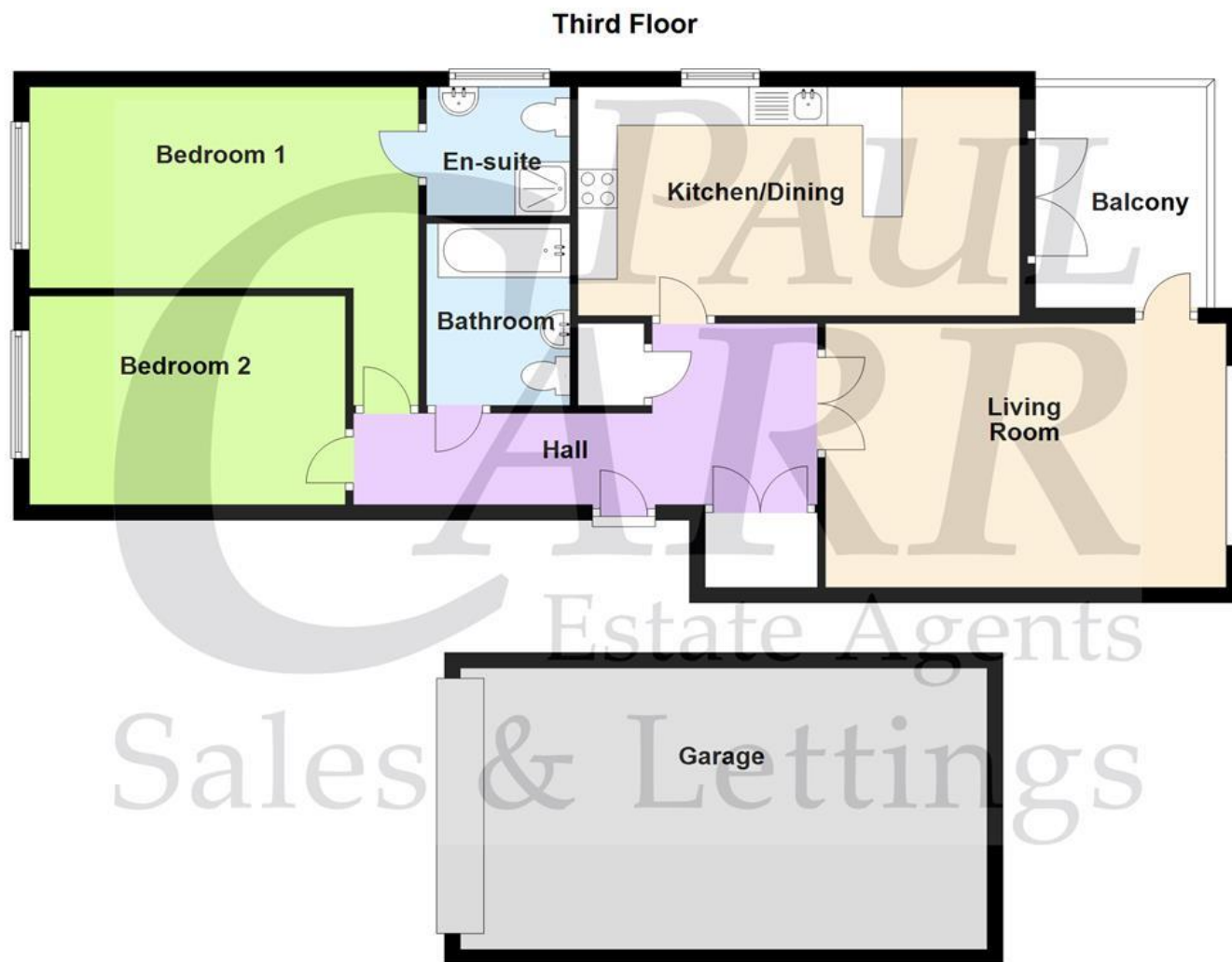
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

Viewer's Note:

Services connected: Gas, Electric, Water and Drainage
Council tax band: D
Tenure: Leasehold 125 years from 25 December 2001 years
Ground Rent: £100 per annum
Service Charge: £1652 per annum

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

