



**PAUL
CARR**
Estate Agents

Apt 1 McLaren Court, 54 Walsall Road, Four Oaks,
Sutton Coldfield, B74 4QY

Offers Over £215,000

Offers Over £215,000



Situated on the ground floor of this highly sought-after development on the popular Walsall Road, this well-presented two-bedroom apartment benefits from its own private entrance, generous storage throughout, and is ready for immediate occupation.

Offered with no upward chain, it presents an excellent opportunity for first-time buyers, those looking to downsize, or investors alike.

The accommodation comprises a spacious living room to the front, a modern kitchen fitted with integrated appliances, and two generous double bedrooms with fitted wardrobes.

Bedroom one features an en-suite shower room, while the second double bedroom is served by a large family bathroom.

Externally, the property includes a garage to the rear and is offered with a long lease.

Ideally positioned within walking distance of the local shopping facilities at The Crown, the property also benefits from being just a short drive from Mere Green, where an excellent selection of shops, cafés, restaurants and everyday amenities can be found. Commuters are well catered for with nearby rail services available from Four Oaks and Butlers Lane stations on the Cross City Line, complemented by a range of regular local bus services.



Property Specification

NO ONWARD CHAIN
Secure gateway to GARAGE
Visitor parking
Long lease
2 double bedrooms
Ready to move into



Hall

Living Room 3.93m (12'11") x 3.70m (12'2") max

Kitchen 4.00m (13'1") x 2.59m (8'6") max

Bedroom 1 4.00m (13'1") x 3.51m (11'6") max

En-suite 2.54m (8'4") x 1.36m (4'5")

Bedroom 2 3.81m (12'6") x 2.95m (9'8")

Bathroom 2.62m (8'7") x 2.15m (7')

GARAGE to rear

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:

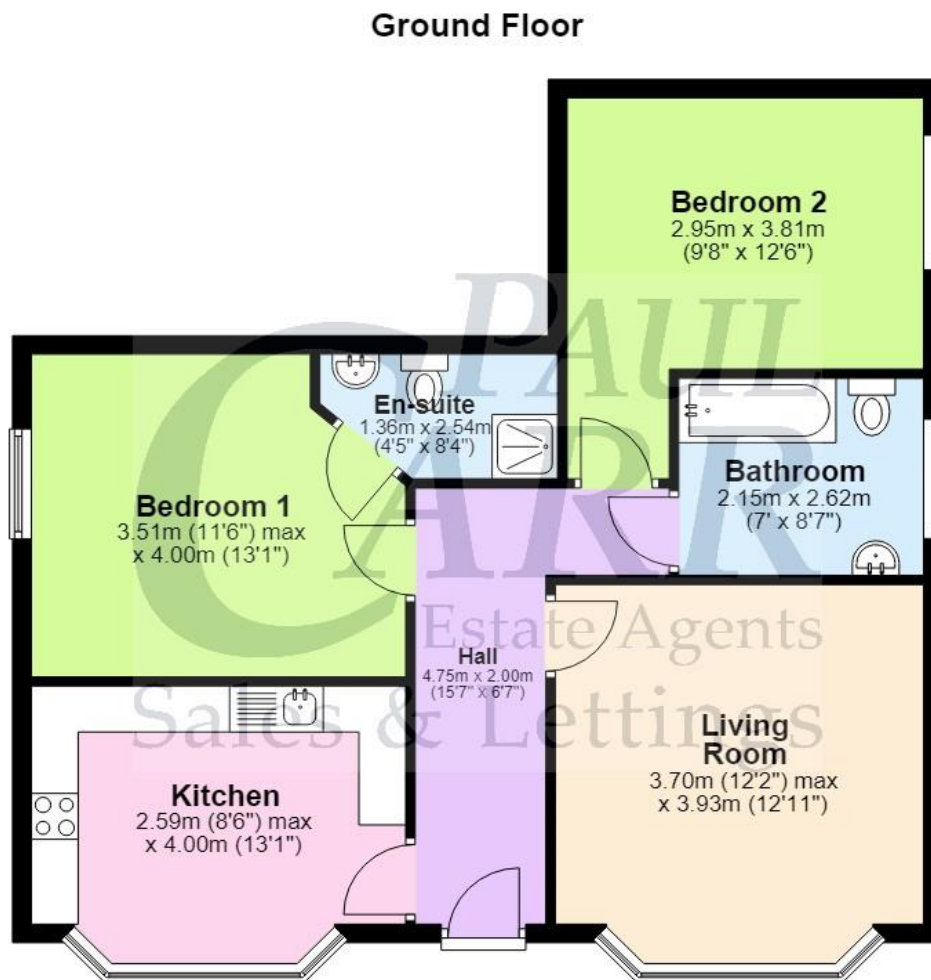
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Gas, Electric, Water & Drainage
Council tax band: D
Tenure: Leasehold 105 years remaining
Ground Rent: £364 per annum
Service Charge: £1200 per annum
Restrictions: Pets

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		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

