



**Flat 3 Balfour Court
361 Lichfield Road, Four Oaks,
Sutton Coldfield, B74 4DB**

Bedrooms: 1

Bathrooms: 1

Receptions: 1

PLEASE QUOTE REF: JT1146 WHEN ENQUIRING.

Spacious One Bedroom Apartment with Garage | Priced to Reflect Opportunity

A generously proportioned one bedroom first floor apartment, ideally positioned within easy reach of Mere Green's popular shops, cafes and excellent transport links.

Just launched at £159,950, the property has been priced to reflect both the recent upgrades completed and the opportunity for a buyer to further enhance and reconfigure the space to suit their needs.

Having recently benefited from improvements including new electrics and modern heating, the apartment offers a solid, move-in ready base with excellent potential to add value.

Accommodation

Accessed via a well-maintained communal entrance, the apartment opens into a welcoming hallway with secure entry system and useful storage.

The large lounge/dining room is a standout feature, with two generous windows overlooking the front gardens, creating a bright and airy space ideal for both relaxing and entertaining.

The breakfast kitchen provides ample storage and worktop space, along with room for a table and chairs.

The double bedroom is well proportioned and benefits from extensive fitted wardrobes, offering excellent built-in storage.

A good sized bathroom completes the accommodation, fitted with a white suite and shower over bath.



Opportunity to Add Value

While key upgrades have already been completed, there is scope for cosmetic improvement, including removal of wallpaper and redecoration.

In addition, the generous layout offers potential to reconfigure into a two bedroom apartment, subject to layout, building regulations and any necessary consents. This creates a compelling opportunity for buyers looking to maximise both space and future value.

Investment Potential

The property also offers strong investment appeal, with estimated rental income of £925–£950 pcm, equating to approximately 7% gross yield. After factoring in service charges, this provides a realistic net return of around 6% (self-managed), making it a solid option in a high-demand rental location.

Outside

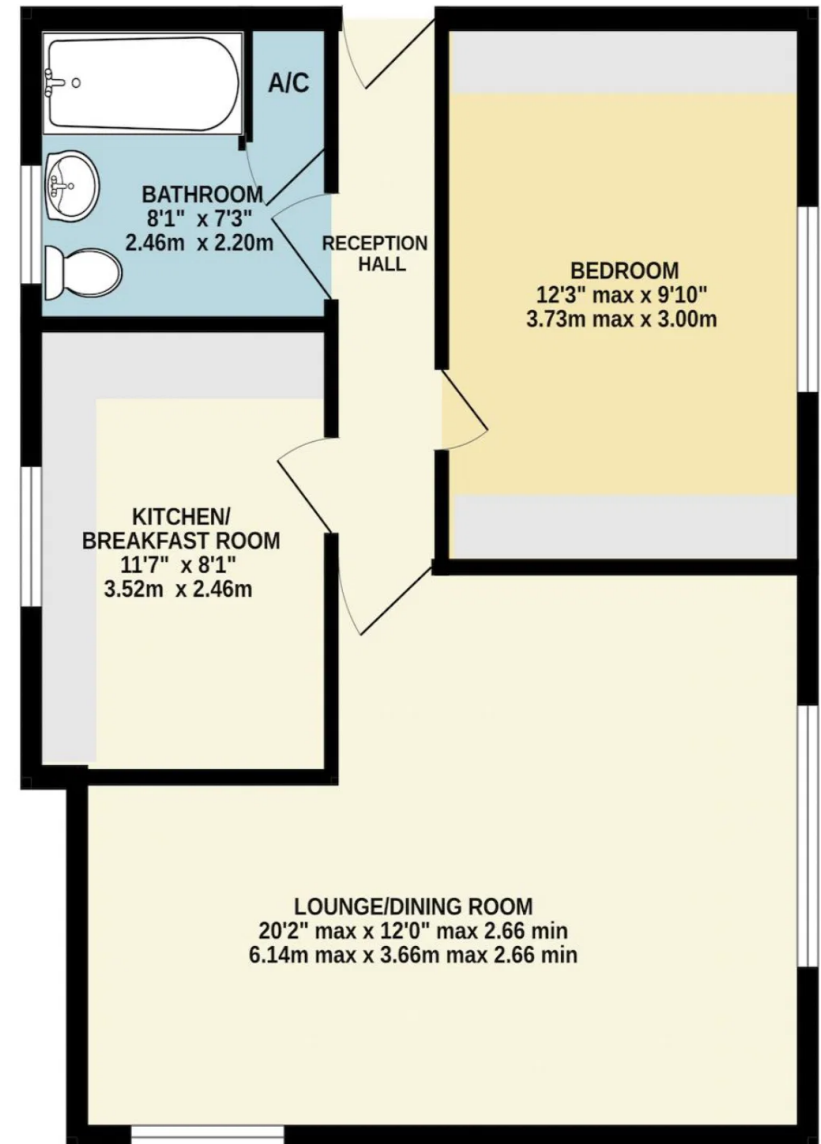
Garage located in a separate block
Well maintained communal gardens
Pleasant green surroundings

Key Information

Extended lease with approx. 141 years remaining
Peppercorn ground rent
Separate garage lease (approx. 51 years remaining)
Service charge: £615.83 per half year
Council Tax Band B

Why This Property?

A rare opportunity to secure a spacious apartment in a sought-after location, combining immediate usability with future potential. Ideal for first-time buyers, downsizers or investors looking for space, flexibility and strong long-term upside.



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Jay Thethi

0330 043 3903

jay.thethi@exp.uk.com

<https://jaythethi.exp.uk.com/>