PAUL CARR Estate Agents
Sales & Lettings

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Flat 9, 344 Lichfield Road, Four Oaks, Sutton Coldfield, B74 4BH

£180,000

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Elisabeth Court is a small development of retirement apartments within walking distance of the local amenities at Mulberry Walk including Mark and Spencers Food Hall, Sainsbury Super store, post office, hairdressers, doctor surgeries, charity stores and a range of cafes, bistros and restaurants.

This well-presented first floor retirement apartment offers comfortable and low-maintenance living in a desirable development. The spacious living/dining room enjoys pleasant views over the attractive communal gardens, creating a bright and relaxing space to unwind.

The property also features a well-fitted kitchen, two well-proportioned bedrooms, and a modern wet room designed for convenience and accessibility. Offered with no upward chain, this apartment presents an excellent opportunity for those seeking a peaceful retirement home with well-maintained communal surroundings.

The welcoming communal reception hall, with automated front doors accessed via a fob and key with security intercom system. There is a lift and staircase to all floors. In addition to the residents' lounge with kitchenette area, laundry room and there is also a separate guest suite for visitors. The car park is secured by automated gates to the front.

Property Specification

Living/Dining Room
6.55m (21'6") x 2.95m (9'8")

Kitchen
2.31m (7'7") x 1.93m (6'4")

Bedroom 1
3.00m (9'10") x 2.00m (6'7")

Bedroom 2
3.30m (10'10") x 2.29m (7'6")

Wet Room
2.18m (7'2") x 1.96m (6'5")

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: years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

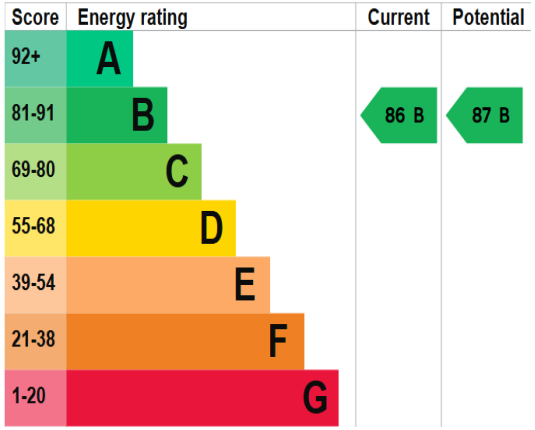
Floor Plan

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

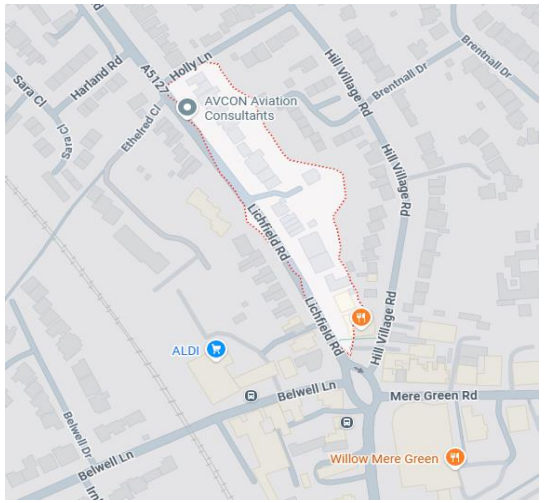
First Floor

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

Energy Efficiency Rating



Map Location



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