



**PAUL
CARR**
Estate Agents

Moore Close, Four Oaks,
Sutton Coldfield, B74 4XY

Offers Over £200,000

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Tucked away at the end of a quiet cul-de-sac, this well-presented ground floor maisonette offers privacy, convenience, and generous outdoor space.

The property benefits from plenty of parking and is offered with no upward chain, making it an ideal purchase for first-time buyers, downsizers, or investors seeking a smooth transaction.

Inside, the accommodation comprises a bright living room with direct access to the private garden, creating a seamless indoor-outdoor flow.

To the rear, the kitchen provides practical workspace and storage. There are two double bedrooms, offering flexible living arrangements, along with a Wetroom.

Further benefits include a long lease and the rare advantage of your own private garden, ideal for enjoying outdoor space with minimal maintenance.

Set on the doorstep of Blake Street train station with direct links into Birmingham, and close to Hill Hook nature reserve and local amenities makes it an attractive buy.





Property Specification

Ground Floor Maisonette
 NO UPWARD CHAIN
 Long lease
 2 DOUBLE bedrooms
 Rear garden
 Plenty of parking

Hall

Living Room
 4.67m (15'4") x 3.12m (10'3")

Kitchen
 3.30m (10'10") x 2.08m (6'10")

Bedroom 1
 3.78m (12'5") x 3.12m (10'3")

Bedroom 2
 3.20m (10'6") x 2.18m (7'2")

Wet Room

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, water, electric and drainage
 Council tax band:
 Tenure: 189 yrs from 25 March 1982 years remaining
 Ground Rent: £0
 Service Charge: £100

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

