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# Kings Oak Court, Reddicap Heath Road, Sutton Coldfield, B75 7DX

**Offers in Excess of £155,000**

# Sutton Coldfield

## Offers in Excess of £155,000

2 1 1

A second-floor apartment with no upward chain situated in a sought-after development.

perfectly positioned for walking into Sutton town centre, local shops nearby, benefitting from excellent public transport facilities and great opportunity for a first-time purchase, downsizing or a potential addition to a property portfolio.

Accessed via a secure entrance with intercom system, internal inspection of the apartment reveals a reception hall, L shaped lounge and kitchen area, two double bedrooms and a bathroom with white suite.

Outside, well maintained communal grounds surround the property along with one allocated parking space and communal parking set behind security gates.

# Property Specification

TWO BEDROOMS
SECURE COMMUNAL ENTRANCE
STAIRCASE TO SECOND FLOOR
RECEPTION HALL
DELIGHTFUL LOUNGE/DINING ROOM

**Lounge 3.98m (13'1") x 3.02m (9'11")**

**Kitchen 2.76m (9'1") x 2.33m (7'8")**

**Bedroom 1 3.79m (12'5") x 2.22m (7'4")**

**Bedroom 2 2.95m (9'8") x 2.22m (7'4")**

**Bathroom 1.89m (6'2") x 1.83m (6')**

## *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: 26th June 2026

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 £57 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: Electric, gas, water & drainage
Council tax band: C

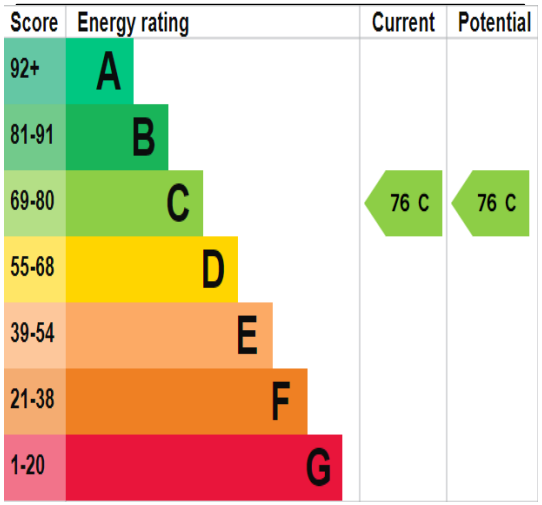
Tenure: Leasehold - 155 years from November 2003
Ground Rent: £150 per annum
Service Charge: £1696 per annum

# Floor Plan

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

## Ground Floor

## Energy Efficiency Rating




## Map Location

OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman