



Denston Court, Vesey Close, Four Oaks,
Sutton Coldfield, B74 4QN

Offers Over £230,000

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This bright and well-presented ground floor flat is offered to the market with no upward chain, making it an ideal choice for first-time buyers, downsizers, or investors alike.

The property enjoys a light and airy feel throughout, with a spacious living/dining room benefiting from dual aspect views that create a welcoming and versatile living space.

The kitchen is well laid out and practical for everyday use. There are two generous double bedrooms, both featuring fitted wardrobes, alongside a bathroom serving the accommodation.

Externally, the flat has a garage in a separate block and there is also space for resident and visitor parking to the rear. Set in beautiful grounds, this is an extremely convenient location which offers easy access to shops, public transport and Sutton Park.





Property Specification

Ground Floor Apartment
 NO UPWARD CHAIN
 Dual aspect views
 2 DOUBLE Bedrooms
 Kitchen

Hall 1.00m (3'4") x 0.92m (3')

Living Room 7.87m (25'10") x 4.22m (13'10")

Dining Room 2.72m (8'11") x 2.69m (8'10")

Kitchen 2.57m (8'5") x 2.39m (7'10")

Bathroom 2.57m (8'5") x 1.78m (5'10")

Bedroom 1 4.24m (13'11") x 3.78m (12'5")

Bedroom 2 2.84m (9'4") x 2.74m (9')

WC 1.62m (5'4") x 1.00m (3'4")

Garage in separate block

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.

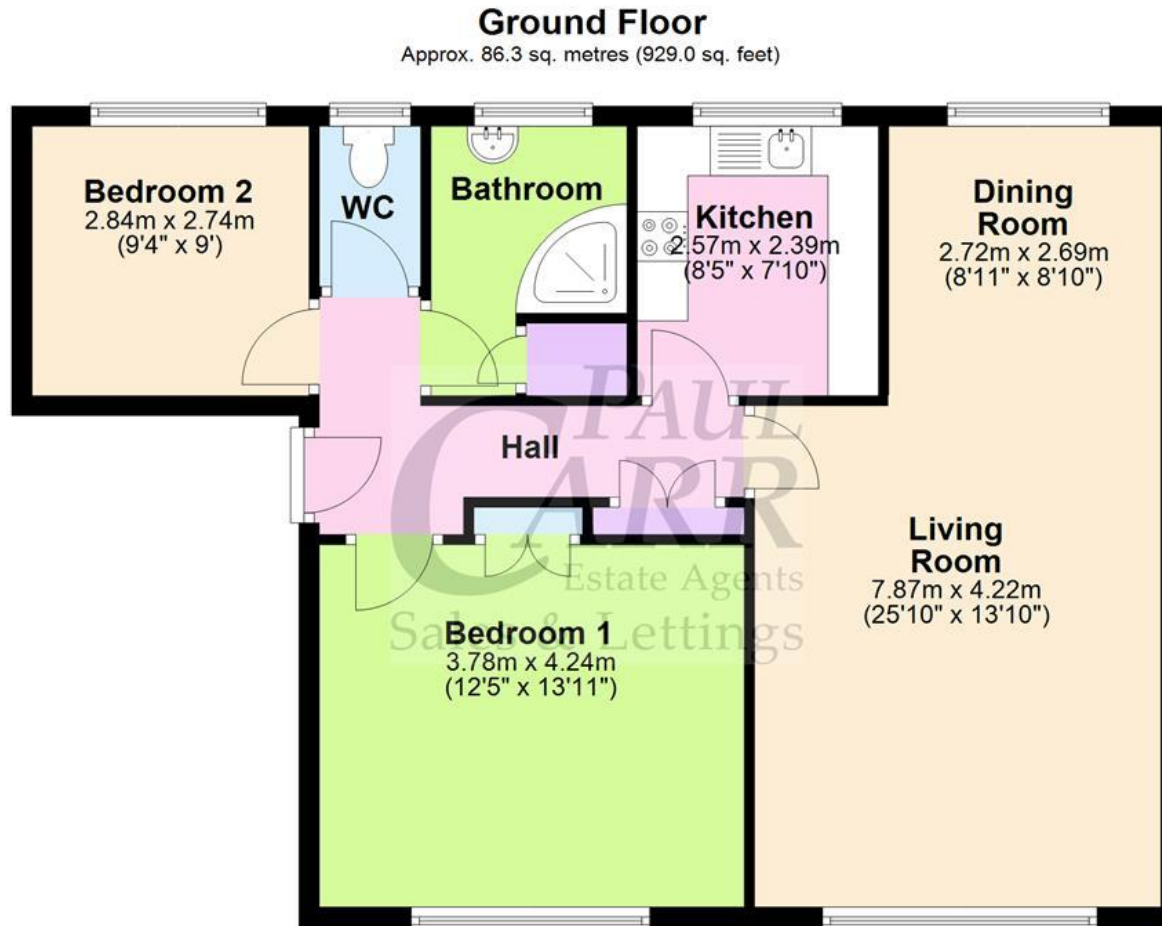
Viewer's Note:

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

Energy Efficiency Rating



Total area: approx. 86.3 sq. metres (929.0 sq. feet)

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Plan produced using PlanUp.

Map Location

