PAUL CARR Estate Agents Sales & Lettings

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Compton Court, Walsall Road, Four Oaks, Sutton Coldfield, B74 4QY

£150,000

£150,000

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GROUND FLOOR APARTMENT | NO UPWARD CHAIN

A fantastic opportunity to purchase this well-presented ground floor apartment, offered with no upward chain and a long lease.

The property benefits from two double bedrooms, kitchen and bathroom and a convenient location close to local amenities, making it an ideal choice for first-time buyers, buy-to-let investors, or those looking for a perfect lock-up-and-leave property.













Property Specification

NO UPWARD CHAIN
Ground floor aparment
LONG LEASE
2 double bedrooms
Close to local amenities

Hall

Living Room 6.01m (19'9") x 3.18m (10'5")

Kitchen 2.98m (9'9") x 2.09m (6'10")

Bedroom 1 4.49m (14'9") x 2.72m (8'11") max

Bedroom 2 2.00m (6'7") x 1.97m (6'5")

Bathroom 2.09m (6'10") x 1.70m (5'7")

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 £47.50 + VAT (£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.

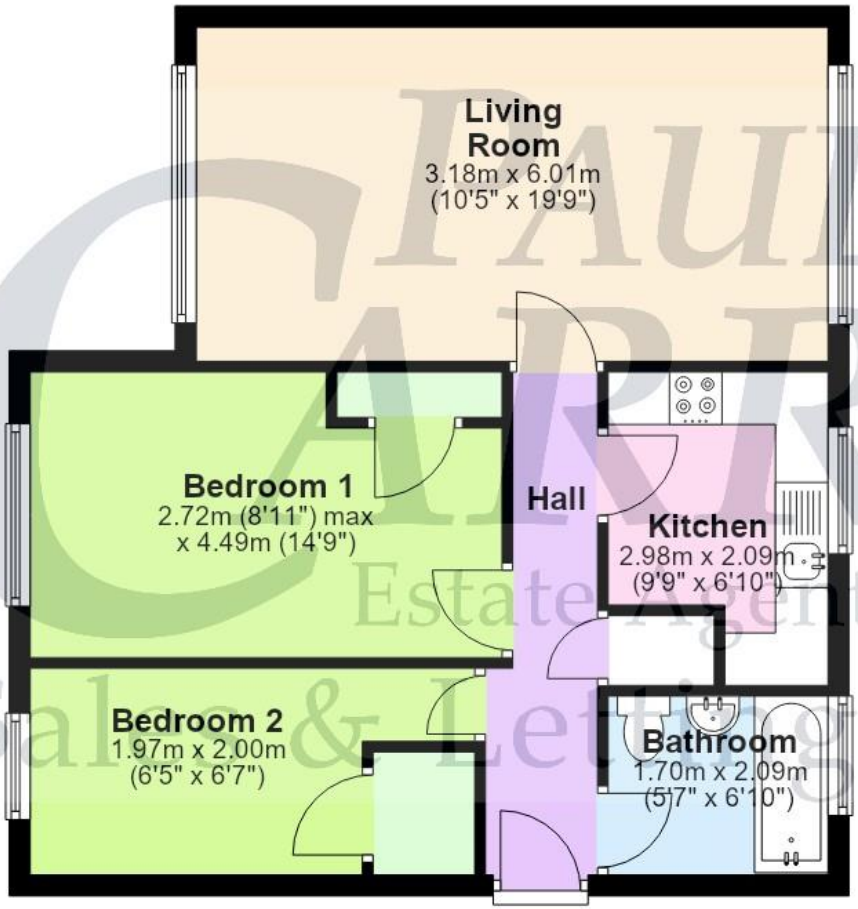
Viewer's Note:

Services connected:
Council tax band: B
Tenure: Leasehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

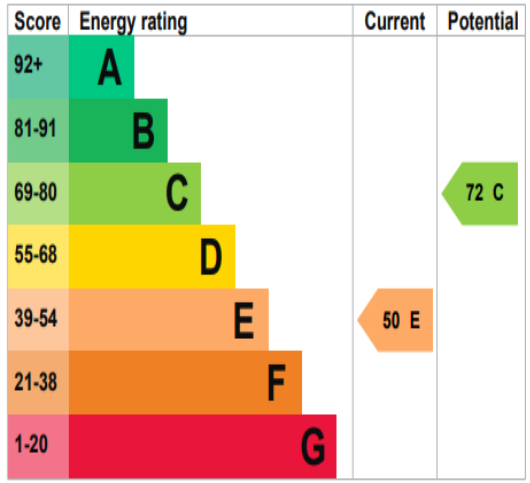
This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor

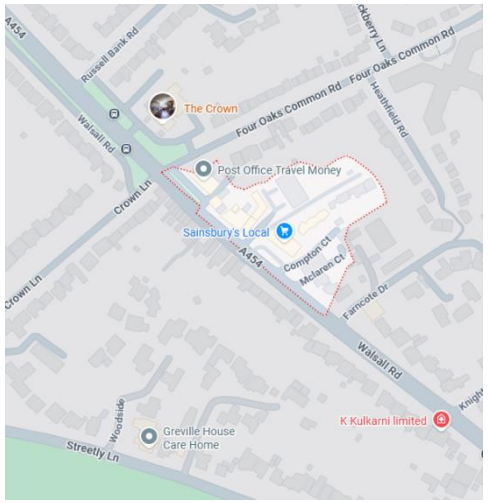


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Plan produced using PlanUp.

Energy Efficiency Rating



Map Location



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