



**PAUL
CARR**
Estate Agents
Sales & Lettings

Pegasus Court, Hill Village Road, Four Oaks,
Sutton Coldfield, B75 5BH

Offers Over £300,000

Top Floor Apartment with Beautiful Garden Views – Enjoy delightful garden views from this well-presented top floor apartment, offering spacious and well-planned accommodation throughout.

The property features a generous living and dining room, providing an ideal space for relaxing and entertaining, together with a stylish modern fitted kitchen offering ample storage and workspace. The principal bedroom benefits from a contemporary en-suite wet room and a separate dressing room, creating a luxurious private retreat. The second bedroom is a comfortable double, served by a separate modern bathroom.

Offered to the market with no upward chain, this attractive apartment is perfect for those seeking a peaceful home with a straightforward purchase.

Set on this prestigious development of retirement apartments on Hill Village Road, this generously proportioned first floor apartment must be viewed to be appreciated. Approached via the communal entrance hall with security intercom system, the development offers a residents' lounge, fitness room, estate manager, as well as beautiful communal gardens.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



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Hall

Living/Dining Room

7.26m (23'10") x 4.17m (13'8")

Kitchen

3.43m (11'3") x 2.59m (8'6")

Bedroom 1

6.25m (20'6") x 3.26m (10'8")

Dressing Room

2.31m (7'7") x 2.08m (6'10")

En-suite

2.46m (8'1") x 2.24m (7'4")

Bedroom 2

6.02m (19'9") x 3.10m (10'2")

Wet Room

2.29m (7'6") x 1.90m (6'3")

Lift

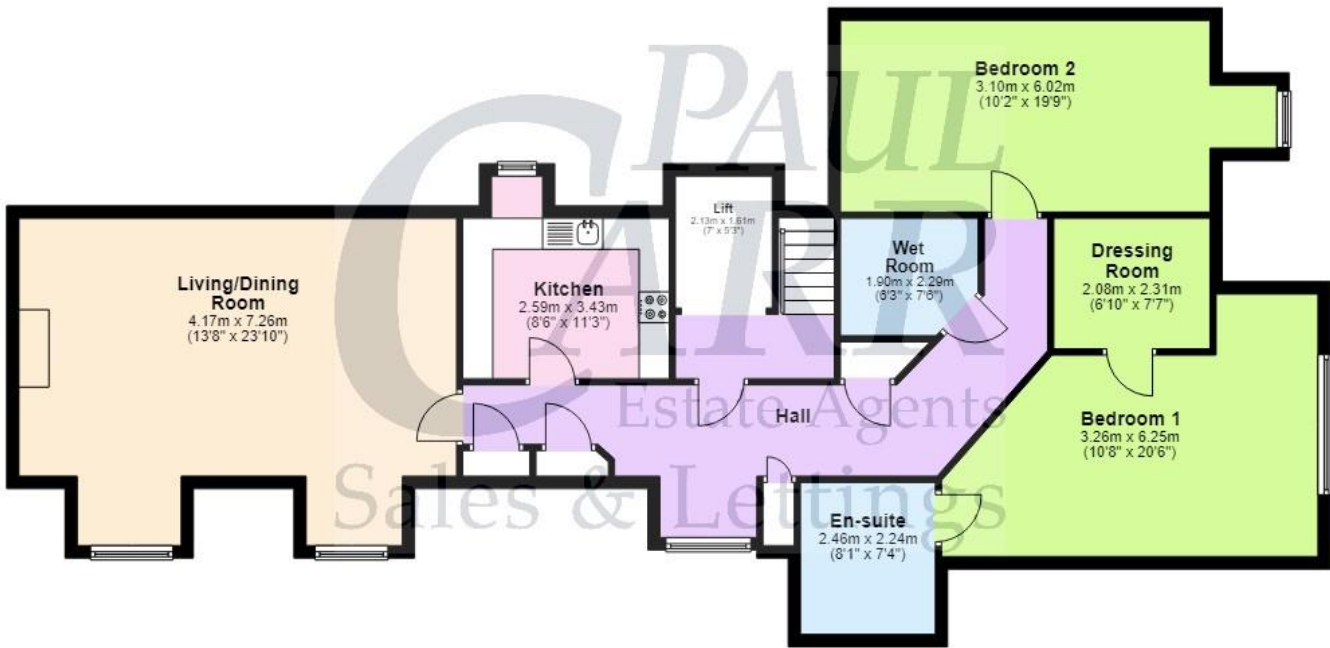




Floor Plan

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

Top Floor

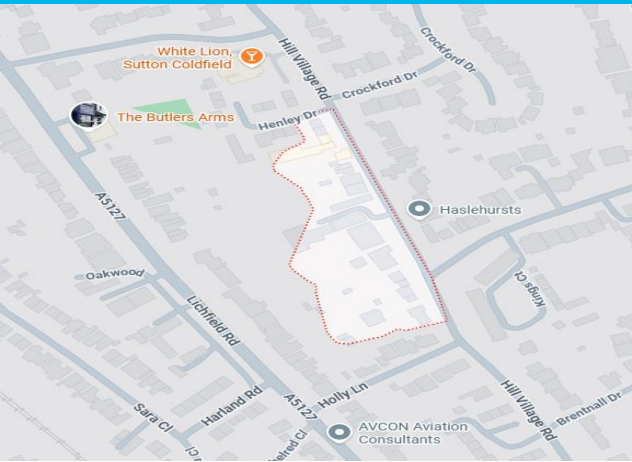


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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.

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