



**PAUL  
CARR**

Gibbons Road, Four Oaks  
Sutton Coldfield, B75 5HD

**£195,000**

## Four Oaks

£195,000



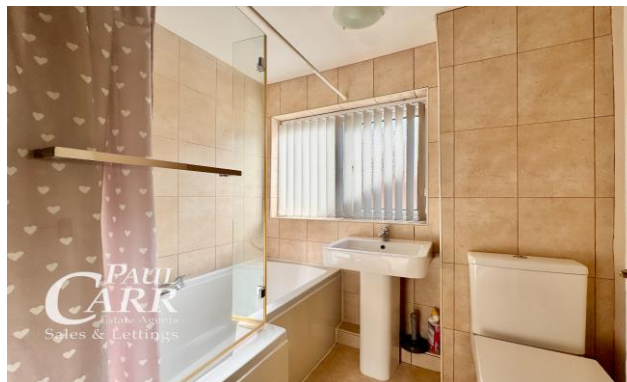
Offered for sale with no onward chain, this beautifully presented two-bedroom maisonette is in excellent condition throughout and offers an ideal opportunity for first-time buyers, those looking to downsize, or buy-to-let investors.

The accommodation comprises two well-proportioned double bedrooms, a bright and spacious living/dining room, a well-appointed fitted kitchen, and a contemporary family bathroom.

The property has been carefully maintained, creating a comfortable and inviting home that is ready to move straight into.

To the rear, the property enjoys the added benefit of a private garden, providing an excellent outdoor space for relaxing, entertaining guests, or enjoying meals during the warmer months.

Situated in a sought-after location, this attractive and well-maintained home presents an excellent opportunity for a range of buyers. An early viewing is strongly recommended to fully appreciate what this property has to offer.



## Property Specification

NO UPWARD CHAIN

Ideal for first time buyers or anyone downsizing

Private rear garden

GARAGE in separate block

2 bedrooms



**Living/Dining Room 3.99m (13'1") x 3.71m (12'2")**

**Kitchen 2.74m (9') x 1.93m (6'4")**

**Bedroom 1 4.39m (14'5") x 3.00m (9'10")**

**Bedroom 2 3.38m (11'1") x 2.49m (8'2")**

**Bathroom 1.93m (6'4") x 1.70m (5'7")**

**Garage**

### 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: 25th September 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 £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: B

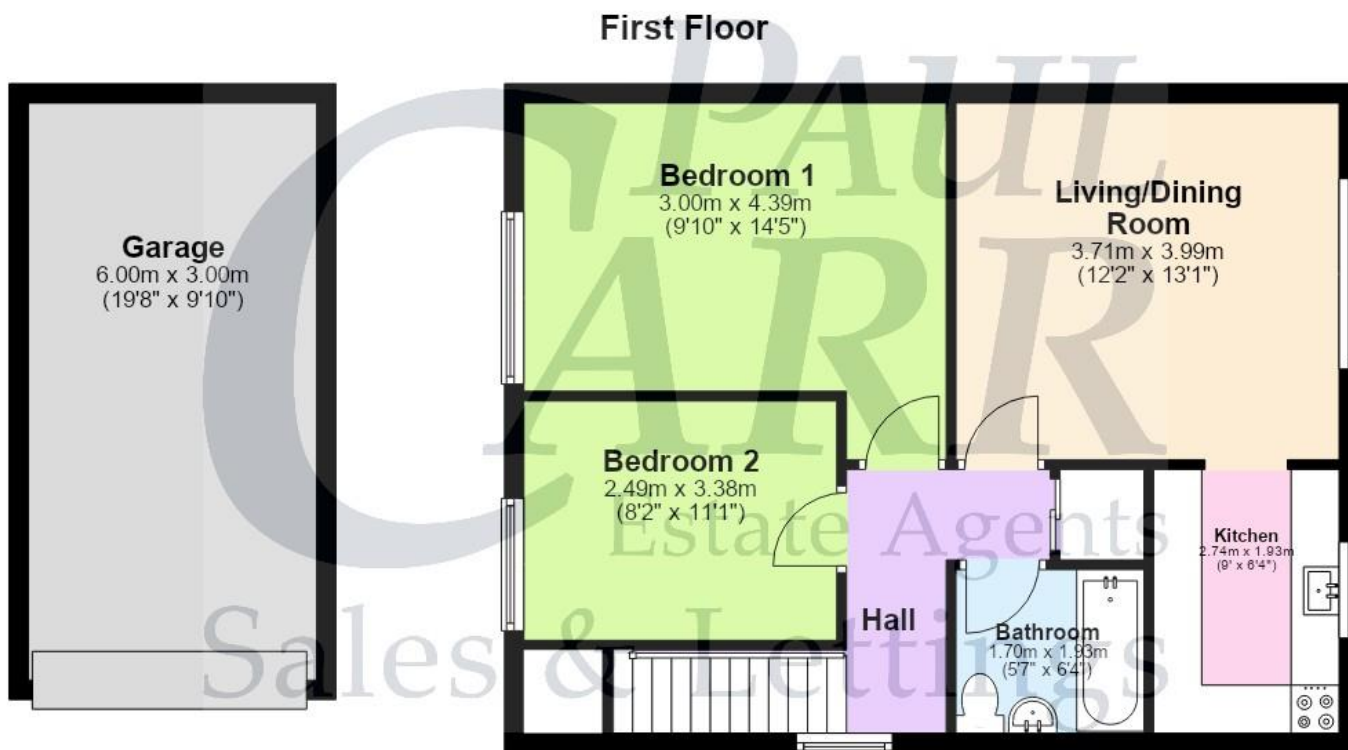
Tenure: Leasehold 189 years from 1 July

Ground Rent: £0

Service Charge: £0

# Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

