



**PAUL
CARR**
Estate Agents
Sales & Lettings

Moore Close, Four Oaks,
Sutton Coldfield, B74 4XY

£220,000

£220,000



Situated in a quiet cul de sac location, located off Bishops Way and within easy reach of Blake Street train station and amenities, this exceptional first floor maisonette with a beautiful garden must be viewed to appreciate the size and standard of accommodation on offer.

Set behind the lawned fore garden with pathway to fore, stairs to the first floor rise to the landing with generous storage.

The bright lounge is well proportioned and complimented by a refitted breakfast kitchen with a good range of units. There are two bedrooms, both excellent sizes, bedroom two with a built in storage, whilst the bathroom, having been refitted to a good standard now comprises a white suite.

Outside there is a unique private and beautifully tended garden which has been landscaped to include a good range of shrubs as well as a generous lawn and fencing to neighbouring boundaries and there is also a communal parking area to fore.

Creating an excellent opportunity for a first time purchase, downsize or investment this fantastic property is not to be missed!





Property Specification

SUPERBLY PRESENTED FIRST FLOOR MAISONETTE
PRIVATE GARDEN - BEAUTIFULLY LANDSCAPED
SPACIOUS LOUNGE
MODERN FITTED KITCHEN
MODERN BATHROOM

Living Room
4.70m (15'5") x 3.26m (10'8")

Kitchen
3.25m (10'8") x 2.08m (6'10")

Bedroom 1
3.76m (12'4") x 3.26m (10'8")

Bedroom 2
3.30m (10'10") x 2.49m (8'2")

Bathroom
1.94m (6'5") x 1.65m (5'5")

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: 13th September 2021

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: C
Tenure: Leasehold - Will extend the lease on completion
Ground Rent: £60

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	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

