



Kingston Court, Lichfield Road, Four Oaks,
Sutton Coldfield, B74 2RT

Offers in Excess of £200,000

Second Floor

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This exceptional top-floor apartment is beautifully presented and ready for immediate occupation.

Offering a perfect balance of style and comfort, the property features elegant interiors and a spacious, well-designed layout throughout.

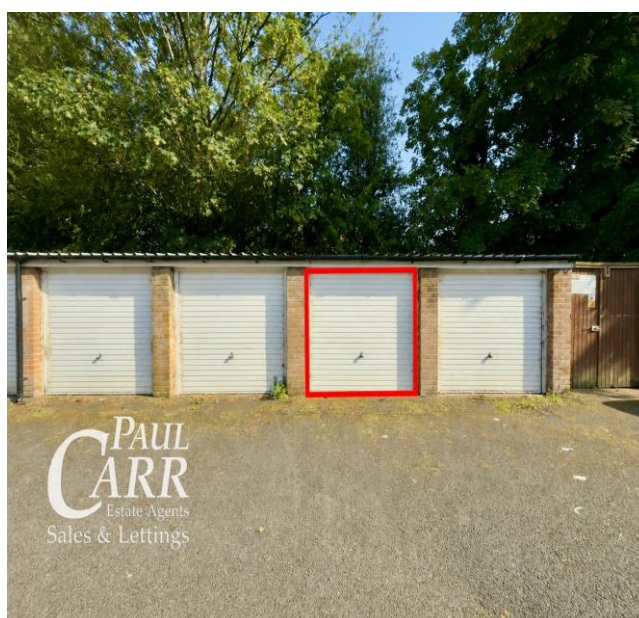
The accommodation comprises a generous living room, a contemporary kitchen, and a practical utility area.

There are two spacious double bedrooms, complemented by a modern bathroom and a separate WC, providing both comfort and convenience.

Thoughtfully designed and finished to a high standard, this attractive apartment is an ideal choice for those seeking a stylish and move-in-ready home.

Kingston Court resides within excellent proximity of Four Oaks Train Station offering direct routes into Birmingham and Lichfield City Centres. The shops and amenities of Mere Green and Sutton Coldfield are located nearby and Sutton Park can be enjoyed within a short walk.





Property Specification

Second Floor Apartment
Stylish and immaculate throughout
Bright living/dining room
Well fitted kitchen
Modern Bathroom and separate WC

Hall

Living Room 5.03m (16'6") x 3.40m (11'2") max

Kitchen 2.74m (9') x 2.01m (6'7")

Utility 1.68m (5'6") x 1.60m (5'3")

Bedroom 1 4.37m (14'4") x 3.40m (11'2")

Bedroom 2 3.68m (12'1") x 3.42m (11'3") max

Bathroom 1.70m (5'7") x 1.68m (5'6")

WC 1.42m (4'8") x 0.79m (2'7")

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:

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.

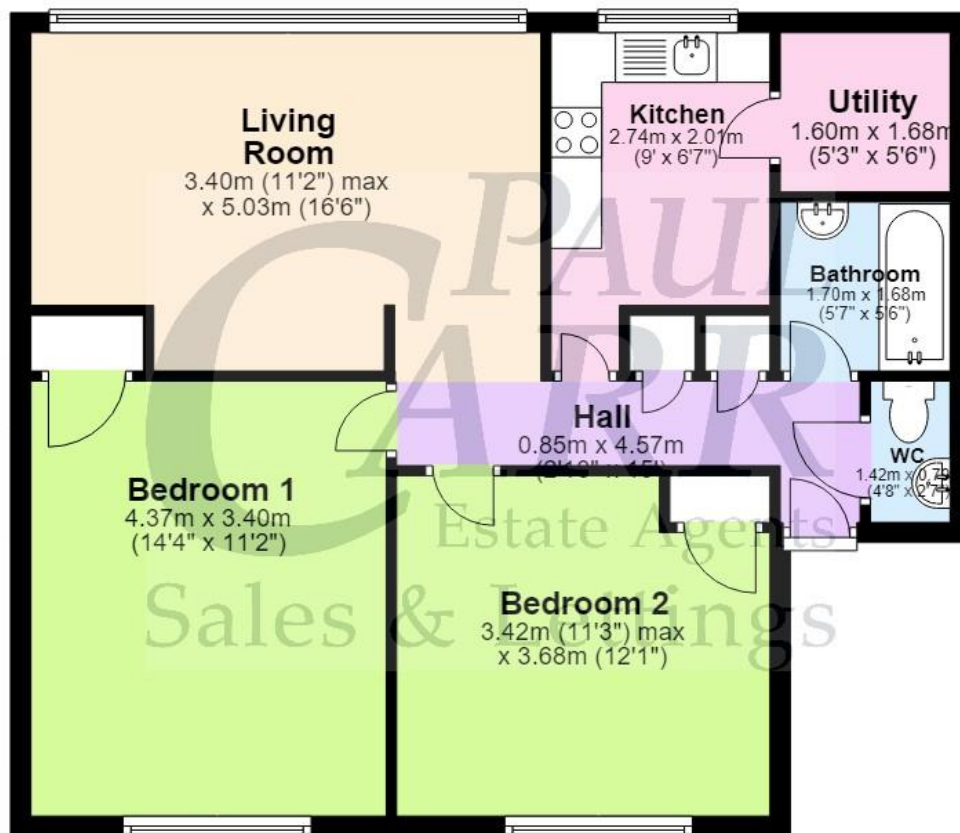
Viewer's Note:

Services connected: TBC
Council tax band: B
Tenure: Leasehold TBC
Ground Rent: TBC
Service Charge: TBC

Floor Plan

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

Second Floor



Total area: approx. 66.0 sq. metres (709.9 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

