



St John's House, Seymour Gardens, Four Oaks,  
Sutton Coldfield, B74 4ST

**Offers Over £170,000**



# St John's House

Offers Over £170,000



This ground floor apartment, positioned close to Sutton Park, is offered with no upward chain and presents an excellent opportunity for first-time buyers or investors.

While the property offers scope for updating, it benefits from a well-planned layout and the chance to create a home tailored to individual taste.

The accommodation includes a well-proportioned living room, a kitchen with pantry enjoying direct access to the courtyard, and two double bedrooms. A bathroom and separate WC complete the internal accommodation.

A garage is also included, adding both practicality and convenience.

With its attractive location and potential to enhance, this apartment is ideal for those looking to step onto the property ladder or secure a worthwhile investment close to one of the area's most desirable green spaces – Sutton Park.

Located in heart of Four Oaks, close to the vibrant Mere Green shopping complex with bars, cafes, gyms, and shops, walking distance to Royal Sutton Park, and within close proximity of local train stations.







## Property Specification

GROUND FLOOR APARTMENT  
NO UPWARD CHAIN  
IDEAL FOR FIRST TIME BUYERS OR INVESTORS  
EXCELLENT OPPORTUNITY TO REFURBISH  
LONG LEASE

Hall

Living Room  
3.94m (12'11") x 3.63m (11'11")

Kitchen  
3.07m (10'1") x 3.00m (9'10")

Bedroom 1  
3.63m (11'11") x 2.93m (9'7")

Bedroom 2  
3.63m (11'11") x 2.72m (8'11")

Bathroom

WC

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:

### Viewer's Note:

Services connected: Electric, water and drainage  
Council tax band: C  
Tenure: Leasehold 999 years remaining from Jan 2008  
Ground Rent: £0  
Service Charge: £2500 PER ANNUM  
Restrictions: N/A

# Floor Plan

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



## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

