



**PAUL
CARR**
Estate Agents

Wyndley Close, Four Oaks,
Sutton Coldfield, B74 4JD

Offers in the Region Of £240,000

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Life at Wyndley is all about enjoying the views, and this second-floor apartment with its own balcony doesn't disappoint, offering far-reaching outlooks towards Lichfield.

It's a great choice for a first-time buyer or as an investment or a lock up and leave!

The building has a secure communal entrance with an intercom system. Inside, a roomy hallway with handy storage cupboards leads through to the bright and welcoming lounge. This is a real standout space, with a fireplace feature and doors opening straight onto the balcony – perfect for taking in the scenery. The kitchen has loads of storage and a quirky, practical opening at window height connecting it to the dining area, making it sociable. There's also plenty of space for a dining table, and double doors open onto the balcony, ideal for a morning coffee or a bit of fresh air. The main bedroom comes with a modern en-suite shower room and 2 double wardrobes, bedroom two also enjoys wardrobes looks out to the front of the building. A well-finished main bathroom completes the layout.

Outside, there are visitor parking spaces, a private garage, and well-kept communal gardens with lawns, pathways, and planted borders to enjoy.

Ideally located within walking distance of Blake Street railway station and within close proximity to local shops, schools and all amenities, this highly desirable and much sought after modern development is approached from either Lichfield Road or Blake Street. A local convenience store is within easy walking distance with comprehensive shops and restaurants easily accessible on Clarence Road and Mere Green shopping centres.





Property Specification

**SUPERB TWO DOUBLE BEDROOM LUXURY APARTMENT
SECOND FLOOR
TWO GENEROUS BEDROOMS
BEDROOM ONE WITH ENSUITE
SPACIOUS LOUNGE**

Lounge

12' 2" x 14' 10" (3.71m x 4.52m)

Dining Room

10' 0" x 14' 3" (3.05m x 4.34m)

Kitchen

10' 9" x 6' 9" (3.27m x 2.06m)

Bedroom One

16' 10" x 9' 8" (5.13m x 2.94m)

Ensuite

5' 5" x 4' 7" (1.65m x 1.40m)

Bedroom Two

9' 2" x 13' 1" (2.79m x 3.98m)

Bathroom

5' 3" x 6' 10" (1.60m x 2.08m)

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: 6th May 2022

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, Drainage
Council tax band: D
Tenure: Leasehold TBC years remaining
Ground Rent: TBC
Service Charge: TBC
Restrictions:

Floor Plan

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

Second Floor



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

