PAUL CARR Estate Agents Sales & Lettings

Four Oaks 0121 308 3737 Fouroaks@paulcarrestateagents.co.uk



Flat 2, 15 Anchorage Road, Four Oaks, Sutton Coldfield, B74 2PJ

£375,000

Situated on the ground floor of this impressive 1900s conversion, this beautifully characterful two-bedroom apartment occupies a highly desirable and convenient location.

The property boasts a wealth of original features and charm, further complemented by the added benefits of a private garage and its own enclosed patio area.

This stunning apartment offers the perfect mix of style, comfort and fun! Featuring high ceilings, a spacious living and dining area, sleek modern kitchen, beautiful bedrooms, contemporary bathrooms and a lovely private patio with access to landscaped gardens.

The real showstopper? A spacious basement with amazing potential to become your very own games room — perfect for entertaining friends, family nights or simply unwinding!

Nestled within the sought-after suburb of Royal Sutton Coldfield, the property enjoys an enviable position just a stone's throw from the beautiful Sutton Park. A fantastic selection of local amenities, shops, cafés and popular restaurants are all within easy reach, alongside an excellent choice of schools, including highly regarded independent schools. The location is also ideal for commuters, offering convenient access to the M42 motorway network and regular rail connections to Birmingham New Street and London. Some images are AI-enhanced for illustrative purposes.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk


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Living/Dining Room
5.21m (17'1") x 4.11m (13'6")

Kitchen
4.19m (13'9") x 3.30m (10'10")

Bedroom 1
5.41m (17'9") x 2.87m (9'5")

En-suite
1.90m (6'3") x 1.64m (5'5")

Bedroom 2
2.54m (8'4") x 2.00m (6'7")

Bathroom
2.13m (7') x 1.50m (4'11")

Laundry Area
2.28m (7'6") x 0.68m (2'3")

Garage

Hobby Room/Games Room/Home Office
6.25m (20'6") x 3.96m (13')






AI GENERATED

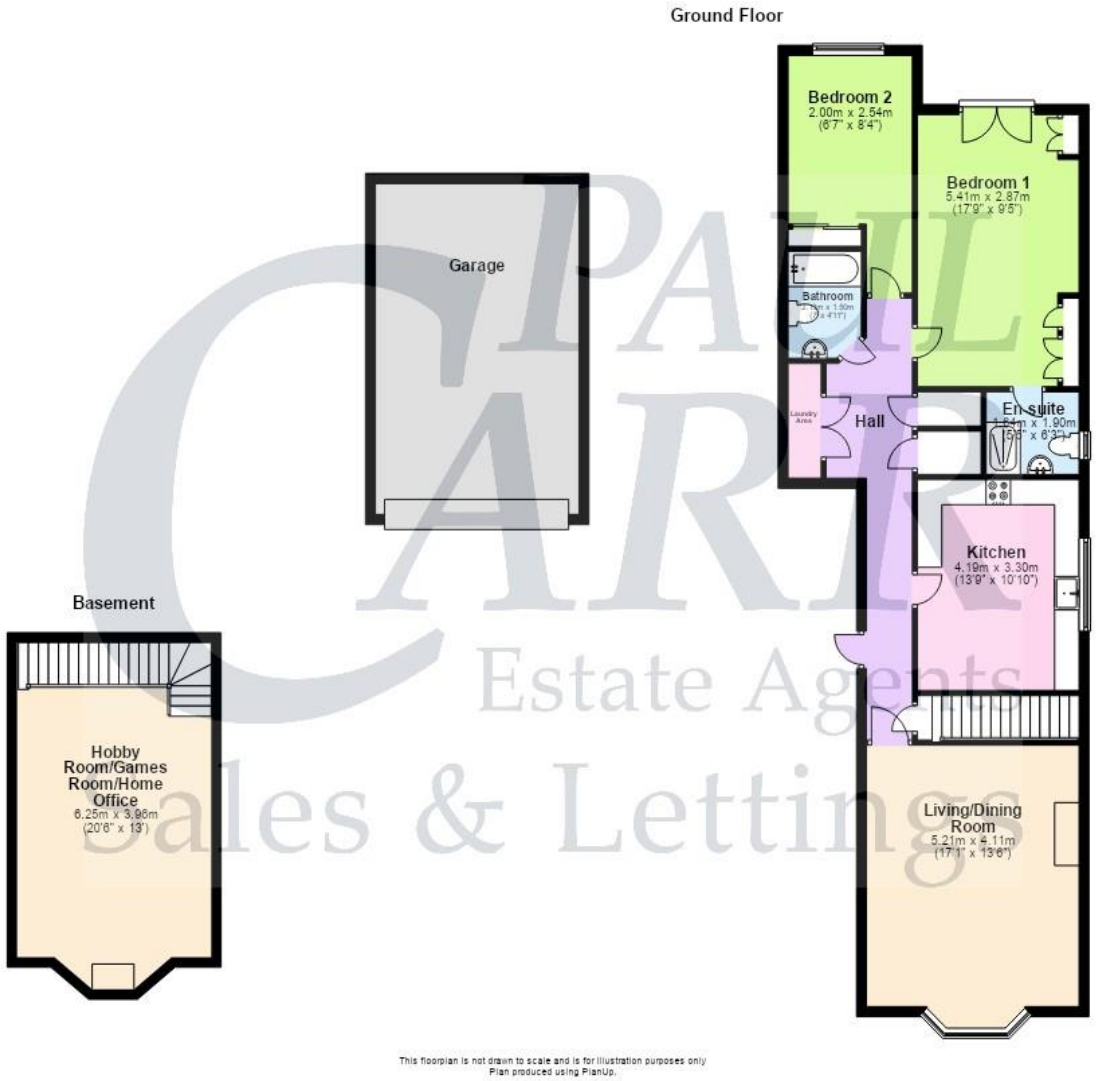

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Floor Plan

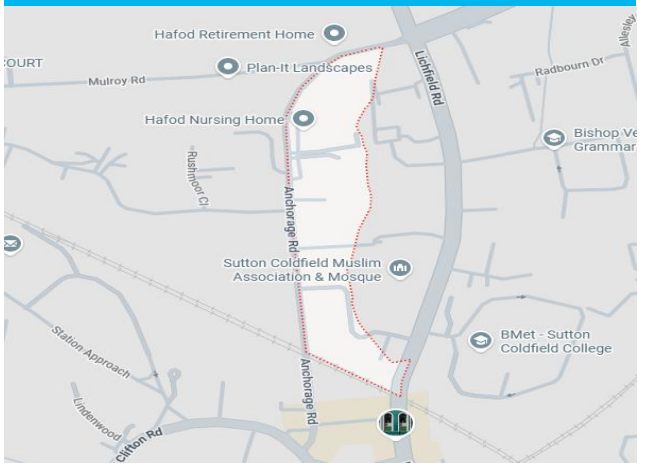
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance 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




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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 £47.50 + VAT (£57 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.