



**PAUL
CARR**

Sutton Court, Little Sutton Lane, Four Oaks,
Sutton Coldfield, B75 6SF

£200,000

£200,000



Life at Sutton Court is about space, light, and convenience in a much-loved home. This bright and spacious two double bedroom duplex apartment is ideally positioned just off Little Sutton Lane and Lichfield Road, offering its own independent entrance and is sold with NO UPWARD CHAIN.

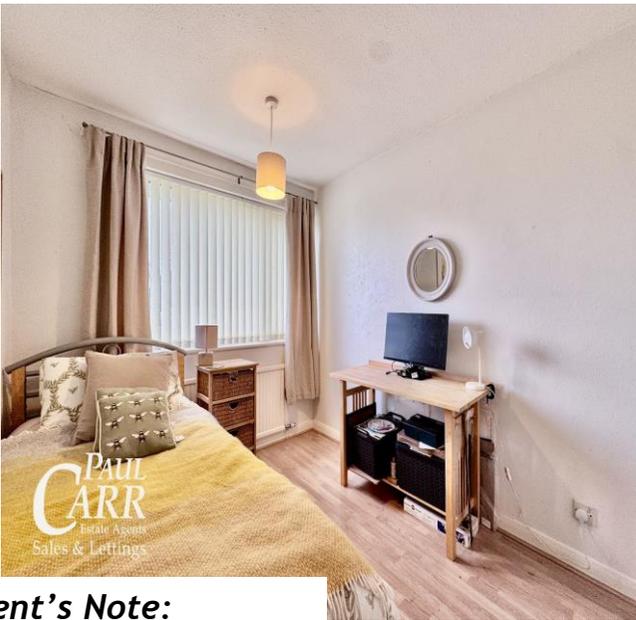
Inside, the generous lounge and dining area is filled with natural light from its dual-aspect outlook, creating a welcoming space to relax or entertain. The well-appointed kitchen overlooks the front elevation and provides a practical yet comfortable setting for everyday living.

Upstairs, two well-proportioned bedrooms with built-in wardrobes offer calm and comfortable retreats, a large wet room serves both bedrooms and the loft space completes the first-floor accommodation.

Outside, the property is surrounded by pleasant communal gardens, with ample parking for residents. A garage located in a separate block further enhances the appeal of this lovely home.

Located in a much sought after position, this well appointed apartment would make an ideal first time or investment purchase and is within easy access of local bus and train services to Birmingham City Centre and Lichfield. The property is surrounded via a range of amenities at Mere Green and Sutton Town Centre and is within local distance of Sutton Park providing 2400 acres of parkland with lakes and fine dining restaurants. For the sporting enthusiast there is a Tennis Club on Streetly Lane, Four Oaks Cricket Club on Clarence Road and Aston Wood Golf Club. For schooling, there is a good choice of schools for all age groups. The newly developed Mulberry Walk offers a range of additional amenities.





Property Specification

Stunning duplex Maisonette
NO UPWARD CHAIN
Benefits from its own independant entrance
Bright and spacious living/dining room with dual views
Well fitted Kitchen

Living/Dining Room
7.34m (24'1") x 4.52m (14'10")

Kitchen
2.37m (7'9") max x 2.21m (7'3")

Landing

Bedroom 1
3.45m (11'4") x 3.43m (11'3")

Bedroom 2
3.02m (9'11") x 2.46m (8'1")

Wet Room

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: C
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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

