



Oaklands Croft,  
Sutton Coldfield, B76 1GA

Offers in Excess of £100,000



## Sutton Coldfield

Offers in Excess of £100,000

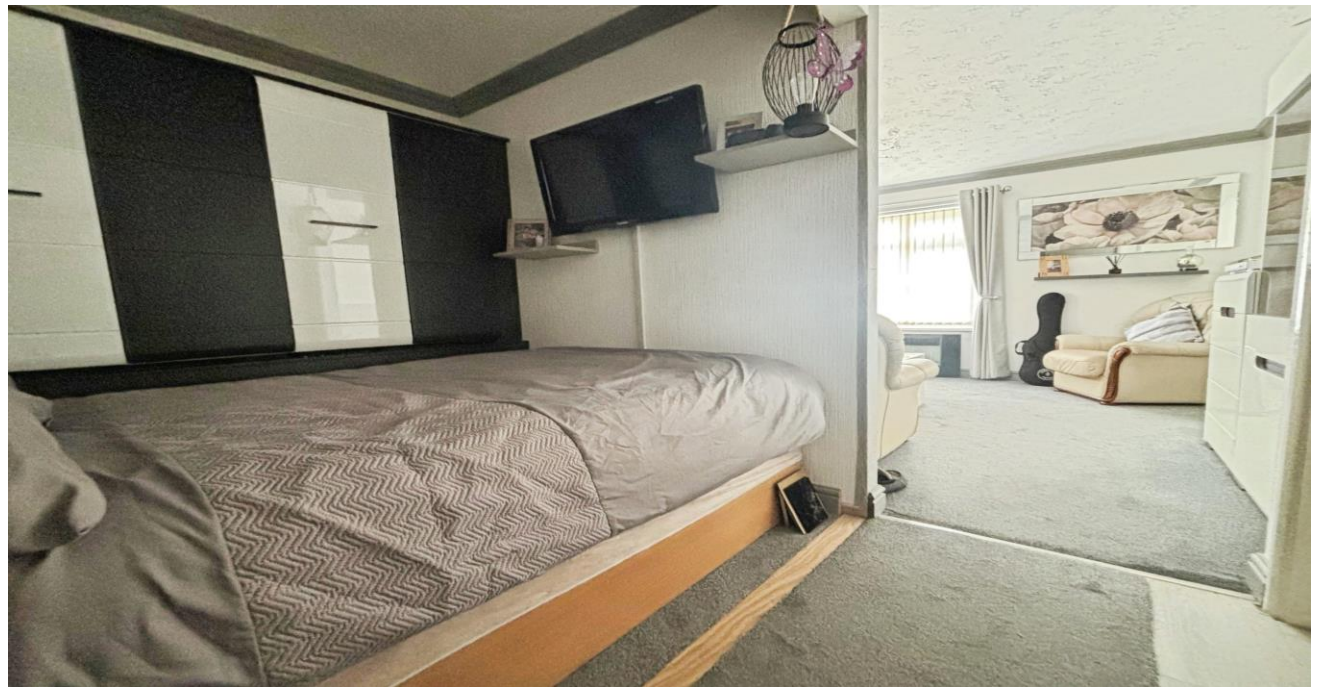


Discover a ground floor studio apartment in a sort-after location in Walmley.

Internal inspection reveals a reception hall area, bedroom area, living area, fitted kitchen and bathroom.

Enjoy the convenience of an allocated parking space plus visitor spaces and take advantage of the lease extension for long-term stability.

This stylish living space offers comfort and the perfect blend of functionality and convenience.







## Property Specification

GROUND FLOOR  
 ALLOCATED PARKING PLUS VISITOR PARKING  
 EXTENDED LEASE YEARS  
 IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE  
 CONTEMPORARY STUDIO APARTMENT

Lounge 11' 1" x 10' 8" (3.38m x 3.25m)

Kitchen 8' 8" x 6' 3" (2.64m x 1.90m)

Bedroom Area 6' 2" x 6' 0" (1.88m x 1.83m)

Bathroom 8' 0" x 6' 3" (2.44m x 1.90m)

### 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 June 2025

### Viewer's Note:

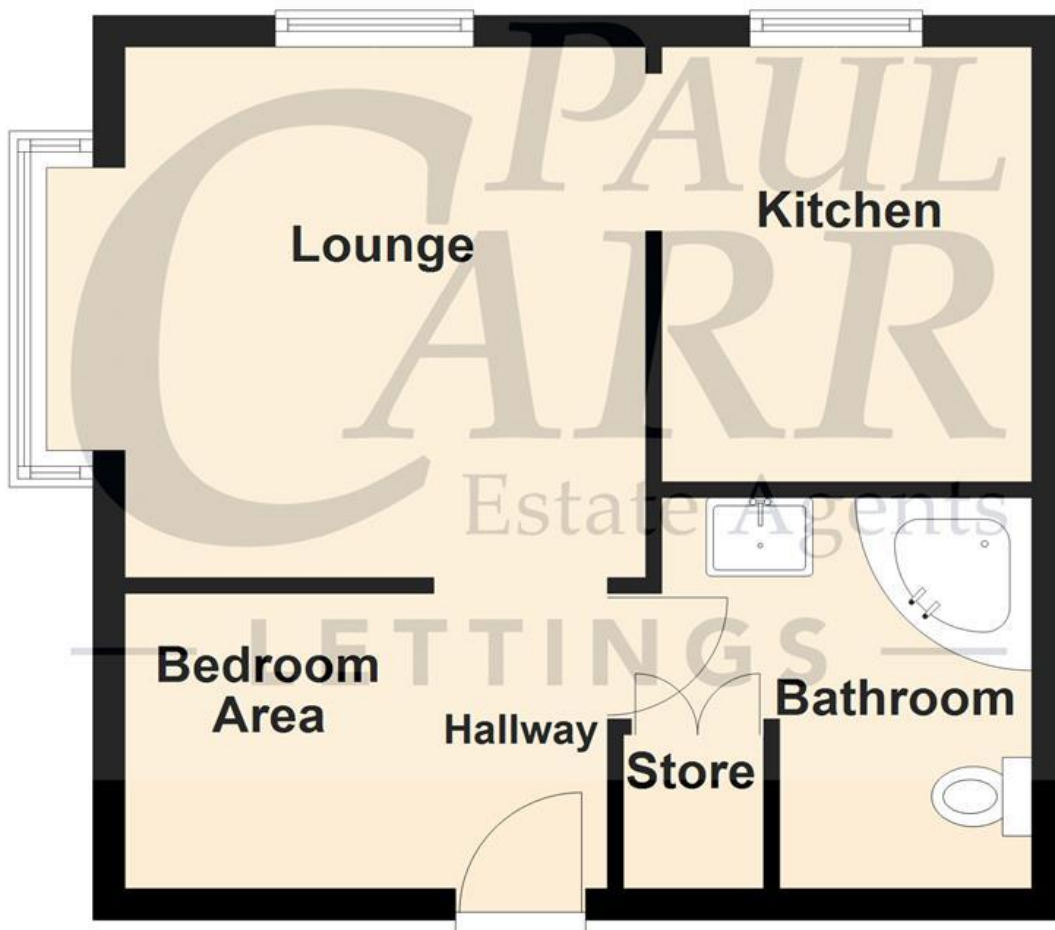
Services connected: Mains electricity, water & drainage  
 Council tax band: A

Tenure: 147 years remaining  
 Ground Rent: Peppercorn  
 Service Charge: £576 per annum

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

