



Parkwood Court, Walsall Road, Four Oaks
Sutton Coldfield, B74 4QJ

Offers in the Region Of £185,000

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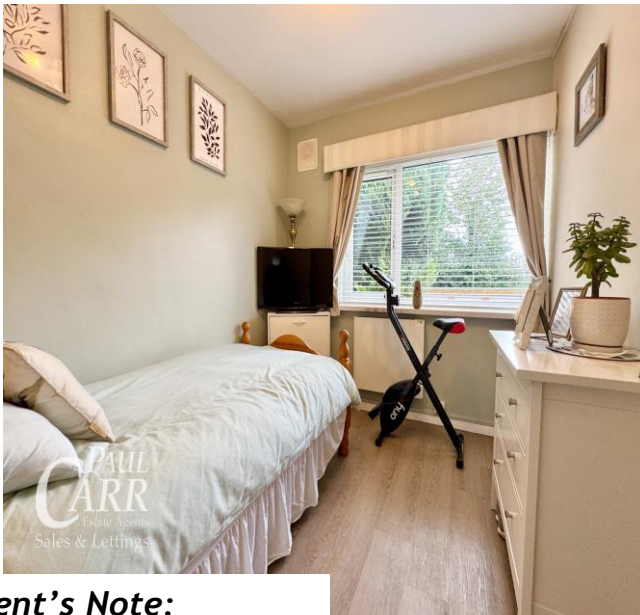
With a long year lease remaining, and residing on the ground floor of this exceptionally convenient development, on the popular Walsall Road, this well maintained two bedroom flat benefits from dual aspect views, plenty of storage and is ready to be moved into encompassing two double bedrooms, a stylish kitchen and a modern bathroom.

A unique opportunity to purchase with a super flat as a first time purchase, downsize or investment.

To the rear are garages and to the front is plentiful space for resident and visitor parking.

Early viewing is highly recommended to avoid disappointment. CALL TODAY TO BOOK A VISIT.





Property Specification

GROUND FLOOR APARTMENT
Long Lease
2 DOUBLE BEDROOMS
MODERN THROUGHOUT
ELECTRIC HEATERS CONTROLLED VIA APP

Hall

Living/Dining Room
5.18m (17') x 3.96m (13')

Kitchen
2.84m (9'4") x 2.34m (7'8")

Bedroom 1
3.25m (10'8") x 3.20m (10'6")

Bedroom 2
2.84m (9'4") x 2.39m (7'10")

Bathroom

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:

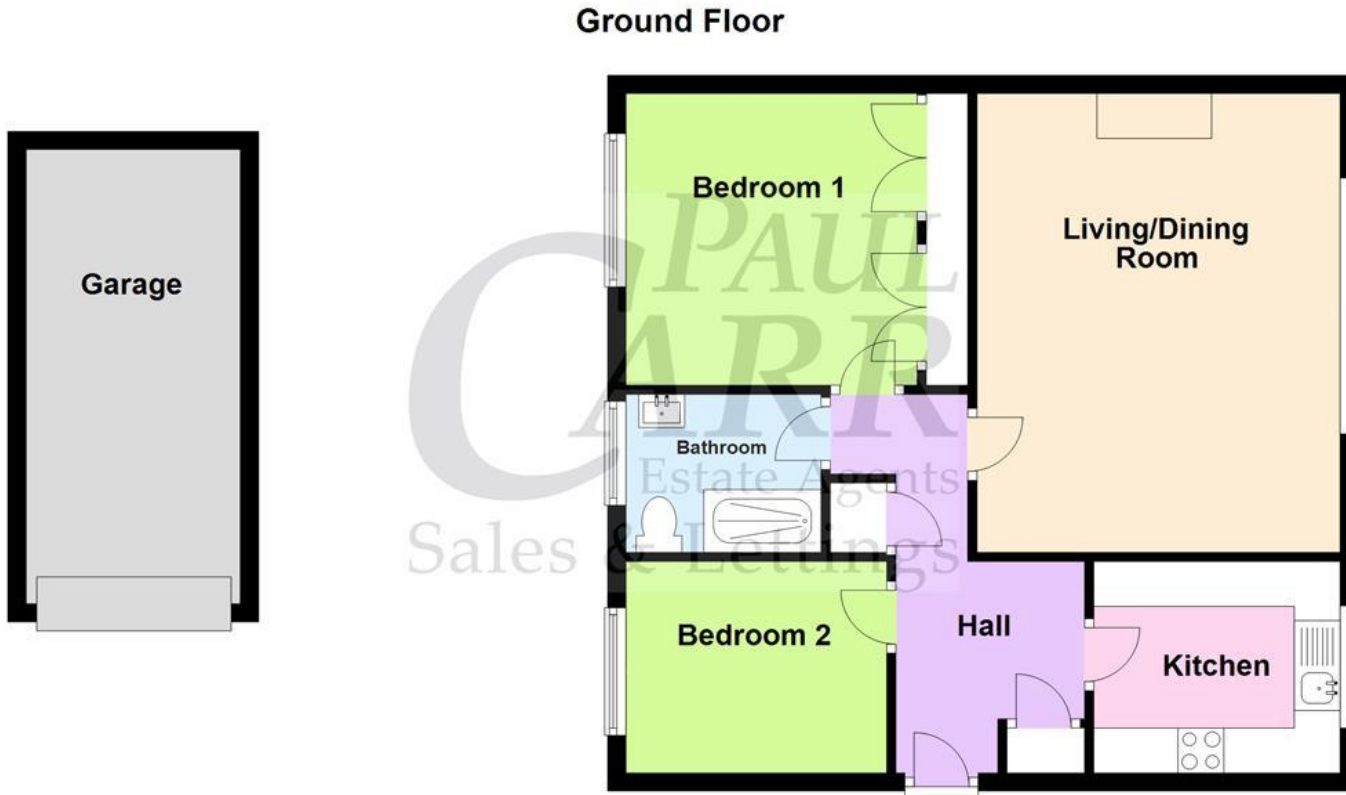
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Electric, water and drainage
Council tax band:
Tenure: Freehold From 7 July 2014 to 29 September 2160
Service Charge: £300
Ground Rent : £10
Other Charges: N/A

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

