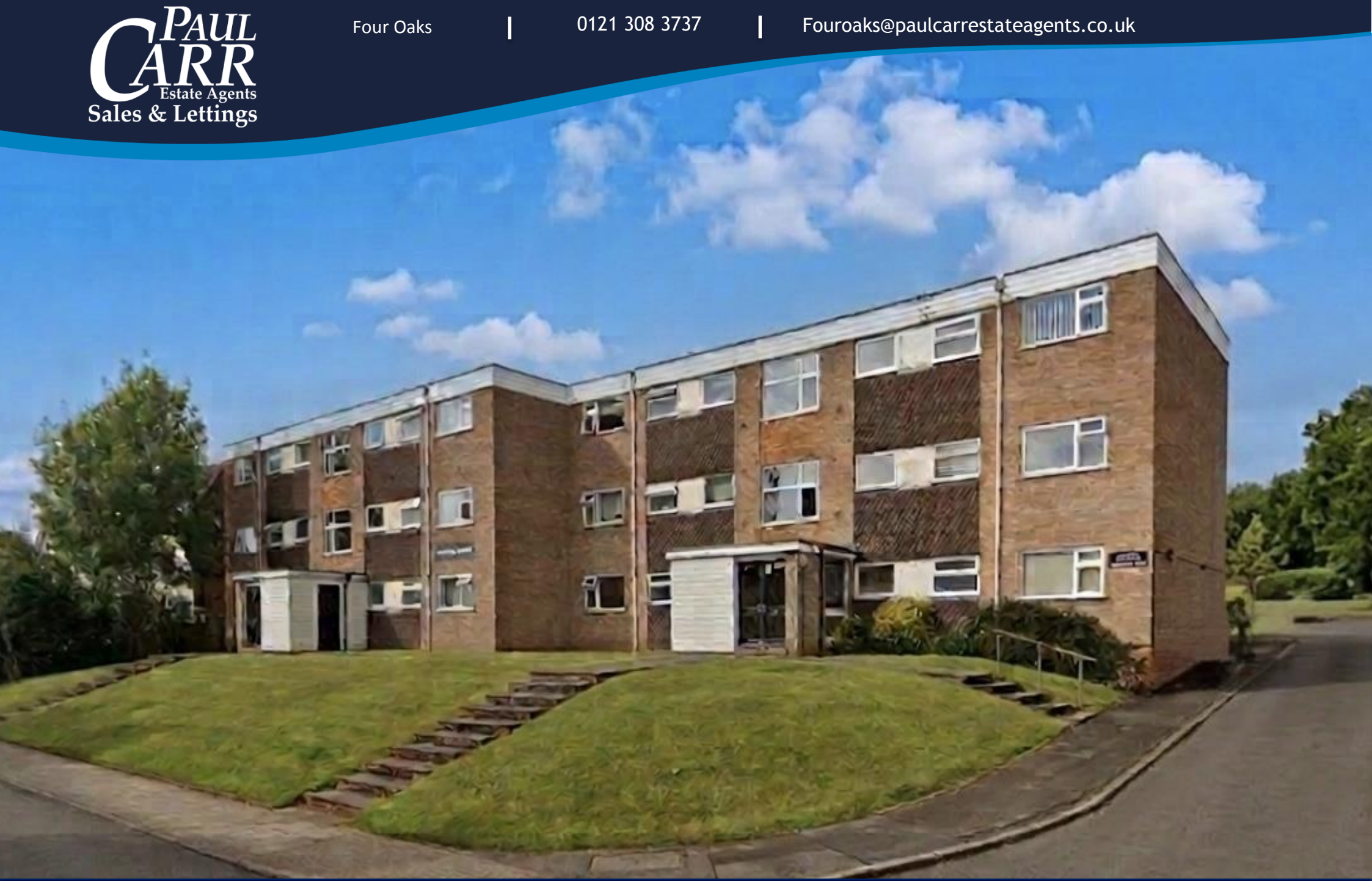
PAUL CARR Estate Agents
Sales & Lettings

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



Hermes Court, Clarence Road, Four Oaks,
Sutton Coldfield, B74 4AR

Offers in excess of £180,000

Auction Guide Price £125,000

2 *1* *1*

Within easy reach of public transport, including Butlers Lane Train Station and close proximity to highly regarded schools, this well presented top floor with NO UPWARD CHAIN apartment offers bright and spacious accommodation in an exceptionally popular location.

Approached via the communal entrance hall with security intercom, inspection reveals an entrance hall which opens to the well proportioned lounge/diner.

The kitchen with a range of modern units also has a built-in cupboard and the modern bathroom comprises a white suite.

Completing the accommodation are two bedrooms, both of which are doubles, and both benefitting from built-in wardrobe space.

Outside there are well tended communal gardens and the home also benefits from a garage in a separate block.

Property Specification

Hall

Kitchen 3.33m (10'11") max x 2.49m (8'2")

Living Room 5.28m (17'4") x 3.40m (11'2")

Bathroom

Bedroom 1 4.32m (14'2") x 3.15m (10'4")

Bedroom 2 3.33m (10'11") x 3.15m (10'4")

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.

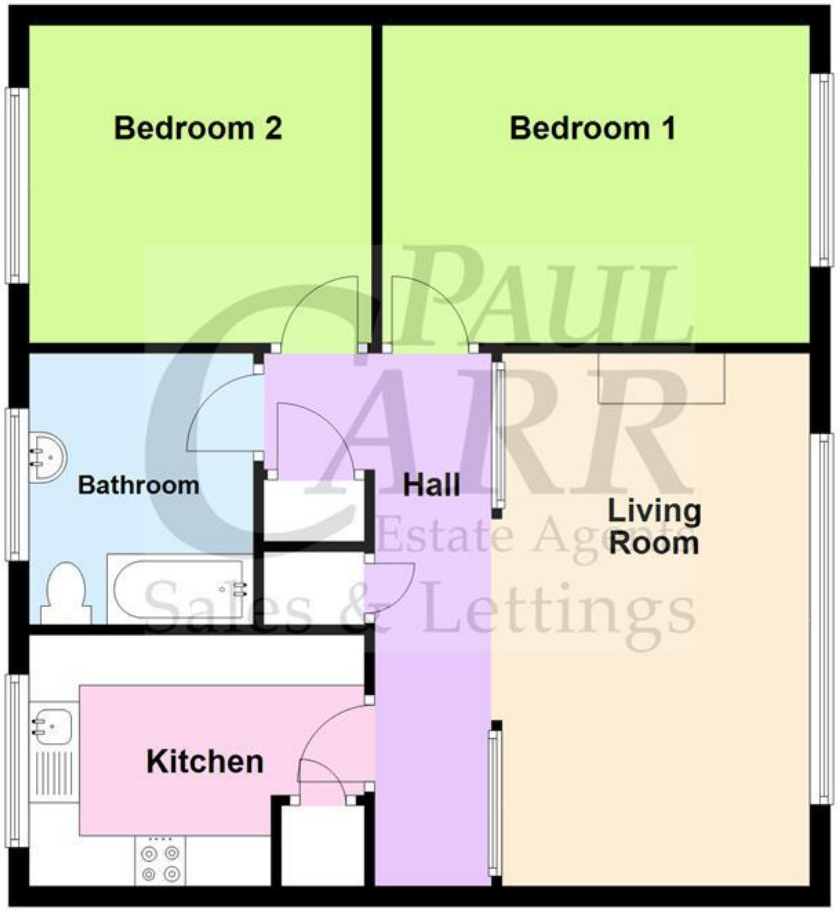
Viewer's Note:

Tenure: Freehold 89 years remaining
Service Charge: £1800

Floor Plan

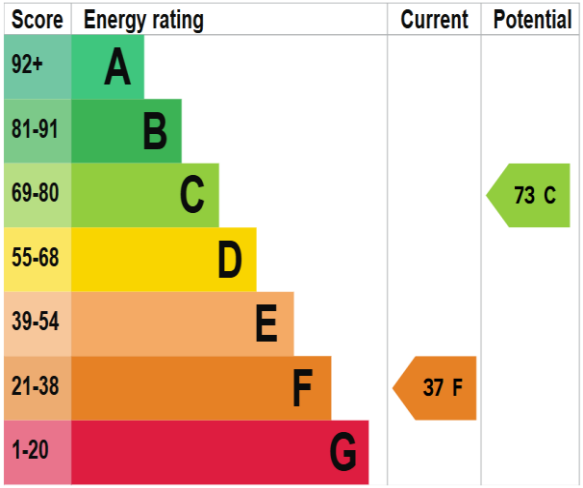
This floor plan is not drawn to scale and is for illustration purposes only

Top Floor

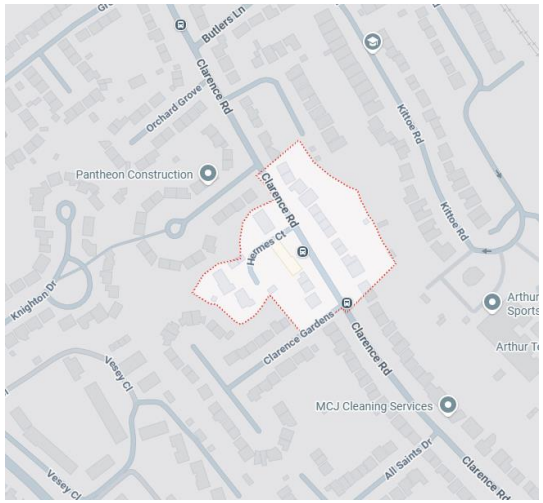


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating



Map Location



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