



Lovett & Co.
estate agents

Moore Close
Four Oaks



Lovett&Co. Estate Agents are delighted to offer for sale this spacious and beautifully presented two-bedroom first-floor maisonette, tucked away in a quiet cul-de-sac in the sought-after Four Oaks area, just off Bishops Way. Blake Street railway station and local amenities are within easy reach.

The accommodation comprises a bright and generous lounge, a refitted breakfast kitchen, two well-proportioned bedrooms and a stylish refitted bathroom. The first-floor hallway also provides useful storage.

A standout feature is the private, secure and fully enclosed side garden, situated just a few steps from the property. Beautifully maintained, it offers a generous lawn, established shrubs and space to relax outdoors. Communal parking is available to the front.

Four Oaks is a sought-after area of Sutton Coldfield, with shops, cafés and restaurants in nearby Mere Green and easy access to Sutton Park. Four Oaks, Butlers Lane and Blake Street railway stations provide links to Lichfield and Birmingham New Street, making Birmingham city centre a short train journey away. Local bus services and road links via the A5127 and A38 offer further travel options.

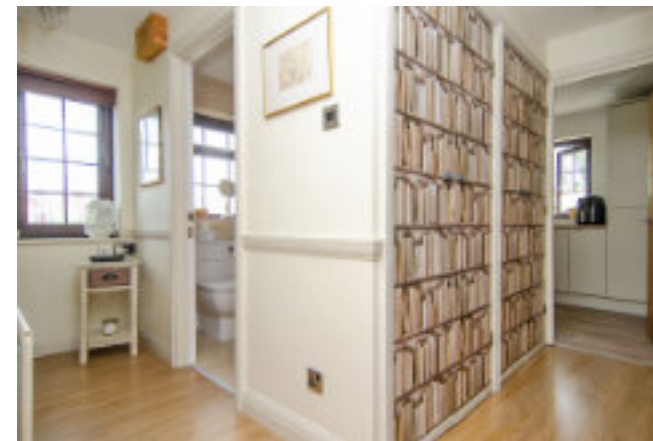
HALL

First-floor hallway with generous storage, doors to all rooms, stairs to ground floor entrance hall, ceiling light point, laminate flooring and radiator.

LOUNGE

3.26m x 4.70m (10'8" x 15'5")

A bright, well-proportioned room with a window to the front, Ornamental fireplace surround, coving, ceiling and light points, laminate flooring and radiator with decorative.





BREAKFAST KITCHEN

3.25m x 2.08m (10'8" x 6'10")

Extensive range of wall and base units, wood-effect work surfaces and tiled splashbacks. There is an integrated oven with electric hob, inset sink with mono tap, integrated fridge-freezer, window to front, space for a washing machine, ceiling light point, laminate flooring and radiator.

BEDROOM ONE

3.26m x 3.76m (10'8" x 12'4")

A spacious double bedroom, window to rear, coving, ceiling light point, laminate flooring and radiator.

BEDROOM TWO

2.49m x 3.30m (8'2" x 10'10")

A generous second bedroom, window to rear, coving, ceiling light point, laminate flooring and radiator.

BATHROOM

White suite comprising: w/c, bath, wall mounted wash basin, window to side, ceiling light point, radiator, tiled walls and flooring.

PRIVATE GARDEN

Beautifully landscaped with a generous lawn, established shrubs and fenced boundaries.

PARKING

Communal parking area to the front.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti





Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

