



Flat 4 Oak Park Court, Walsall Road,
Sutton Coldfield, B74 4QY

Offers Over £160,000

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Sold with the benefit of a long lease, this beautifully styled apartment benefits from a great location situated within this popular gated development and offering bright and spacious rooms which would make an ideal first time purchase or investment – as its ready to be moved into!

This modern and stylish ground floor apartment offers comfortable living in a highly desirable location. The property features a bright and spacious open-plan living and dining area with direct access to a private balcony, creating the perfect space for relaxing or entertaining.

The apartment includes a well-appointed kitchen, a generous double bedroom, and a contemporary bathroom.

Combining convenience, comfort, and modern design, this apartment must be viewed to be appreciated.





Property Specification

GROUND FLOOR apartment
Modern and stylish throughout
Spacious living and dining area
Private balcony
Well-equipped kitchen

Hall

Lounge/Diner
4.78m (15'8") x 3.30m (10'10") max

Balcony

Kitchen
2.44m (8') x 1.85m (6'1")

Bedroom 1
3.89m (12'9") x 2.77m (9'1")

Bathroom
2.39m (7'10") x 1.55m (5'1")

One Allocated Parking Space

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: water, electric and drainage
Council tax band: C
Tenure: Leasehold years remaining, lease from
Ground Rent: £50
Service Charge: £2700

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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

