



**PAUL
CARR**
Estate Agents

Flat 10, 463 Lichfield Road,
Sutton Coldfield, B74 4DJ

£225,000

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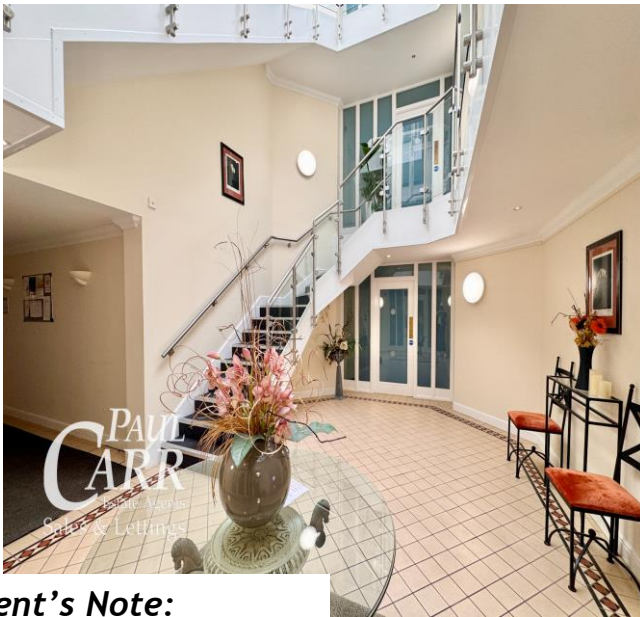
Boasting a prime position and unique exceptionally spacious layout, this first floor two bedroom apartment is encouraged to be viewed in order to be fully appreciated and is Sold with the benefit of No Upward Chain.

Internally every aspect of this apartment offers superbly presented large bright rooms. A spacious living/dining room connects into the modern kitchen with integral appliances and sought after room for dining. Bedroom one benefits from an en-suite bathroom and bedroom two is a good size room with a built in cupboard.

The property also benefits from video intercom entry and secure gated parking.

Oakland House resides on the Lichfield Road and offers high specification living with superbly maintained and welcoming communal hallways and well tended gardens. It also enjoys the convenience of just a short walk from Butlers Lane train station, local shops and amenities.





Property Specification

FIRST FLOOR apartment
Living/ Dining room to fore with bay window
Well fitted kitchen
2 bedrooms
Bedroom one with ENSUITE

Hall

Living/Dining Room
5.46m (17'11") x 3.33m (10'11")

Kitchen 3.
3.3m (10'11") max x 2.36m (7'9")

Bedroom 1
5.08m (16'8") max x 2.57m (8'5")

En-suite

Bedroom 2
3.87m (12'8") x 2.16m (7'1")

Shower Room

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:
Council tax band: D
Tenure: 999 years from 1 January 2001
Ground Rent: TBC
Service Charge: TBC
Restrictions:

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

