



Life at Hanson Mansions is all about relaxed, secure living in a truly prestigious setting.

Situated within this exclusive gated development on sought-after Four Oaks Road and offered with no onward chain, this beautifully presented first-floor apartment has been thoughtfully designed for contemporary living, making it an ideal lock up and leave, investment opportunity or downsize.

Enjoying an enviable position within the development, the apartment benefits from a video entry for added peace of mind. The bright and well-proportioned living and dining room opens out onto a private balcony, overlooking the mature, well-maintained gardens — the perfect spot to unwind. The stylish kitchen is well equipped with a range of integrated appliances, complemented by wooden wall and base units.

The principal bedroom features fitted wardrobes, a generous en-suite with both bath and separate shower, and direct access to the balcony. Bedroom two also includes fitted wardrobes, while bedroom three is currently used as a home office and likewise benefits from built-in storage. A modern, neutrally finished bathroom serves the remaining accommodation.

Outside, the property offers two allocated parking spaces and access to the beautifully tended communal gardens. Perfectly positioned, Hanson Mansions is just a short stroll from Sutton Park, local amenities and excellent transport links, including Four Oaks Train Station with direct services into Birmingham Grand Central.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

Hall

Living/Dining Room

3.68m (12'1") x 6.62m (12'1")

Kitchen

3.68m (12'1") max x 2.72m (8'11")

Balcony

Bedroom 1

3.49m (11'5") x 2.45m (8')

En-suite

Bedroom 2

4.17m (13'8") max x 2.95m (9'8")

Bedroom 3

3.84m (12'7") x 2.72m (8'11") max

Bathroom

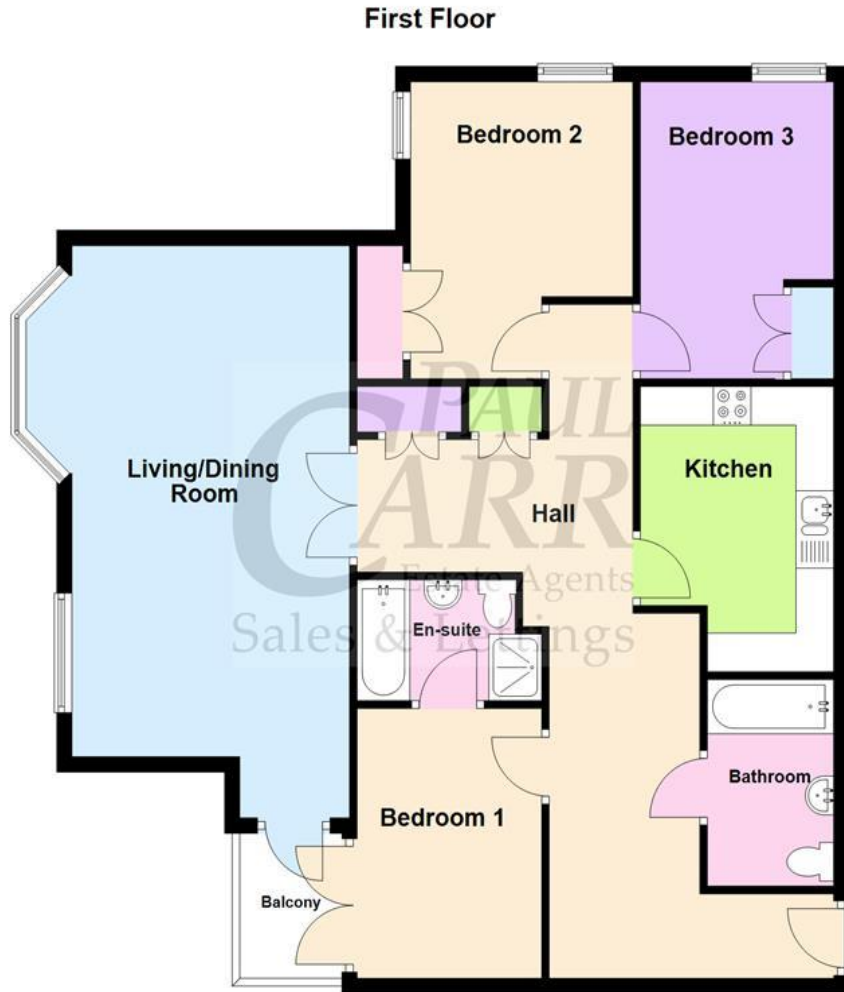
2 x allocated parking spaces





# Floor Plan

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

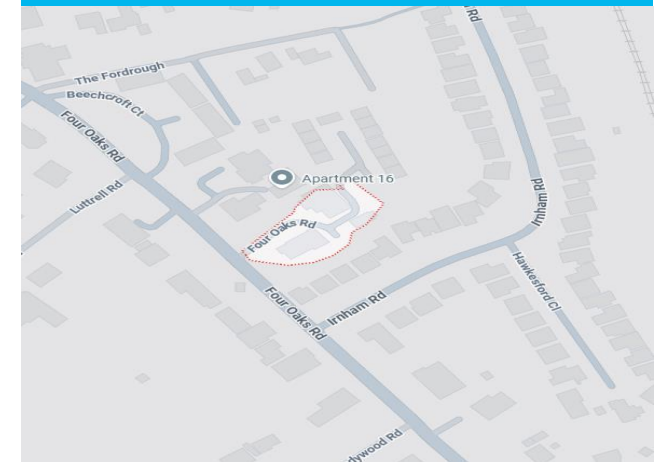


This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84 B	84 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Map Location







### 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.