



**PAUL
CARR**
Estate Agents
Sales & Lettings

**Doe Bank Court, 132 Lichfield Road, Four Oaks,
Sutton Coldfield, B74 2TE**

Auction Guide Price £125,000

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This modern ground floor flat offers an excellent opportunity for both investors and homeowners seeking a stylish, hassle-free property. With no upward chain, the purchase process is streamlined, making it an attractive choice for immediate occupancy or rental.

The flat boasts two well-proportioned bedrooms, perfect for a small family, professionals, or tenants seeking comfortable living space. The breakfast kitchen is a standout feature, designed with a contemporary aesthetic and ample room for casual dining. It flows seamlessly into the living space, creating an inviting area for relaxation or entertaining. The bathroom is finished to a modern standard, offering sleek fittings and a clean, functional layout.

Additional perks include a garage, ideal for parking or extra storage ensuring peace of mind for the new owner.

Set in a desirable location, this property combines convenience and style, making it an ideal investment or first home.





Property Specification

GROUND FLOOR Apartment
NO UPWARD CHAIN
2 double bedrooms
KITCHEN with integrated appliances
LIVING/DINING Room

Hall

Living/Dining Room 4.98m (16'4") x 3.78m (12'5")

Kitchen 4.83m (15'10") x 1.91m (6'3")

Bedroom 1 4.14m (13'7") x 3.61m (11'10")

Bedroom 2 4.14m (13'7") x 2.34m (7'8")

Bathroom

Garage

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: 30th July 2025

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: Electric, Water and Drainage
Council tax band: B
Tenure: Leasehold 110 years from 25 December 1999 years remaining, lease from
Ground Rent: £0
Service Charge: £1400

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Map Location

