



143 Lichfield Road, Beecholme Court, Four Oaks,
Sutton Coldfield, B74 2RY

Offers in Excess of £170,000

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This well-presented top-floor flat features two double bedrooms and a spacious living/dining room, making it an ideal home for couples, small families, or professionals.

The property benefits from no upward chain, allowing for a potentially smoother purchase, and includes underfloor heating for added comfort.

A well-fitted kitchen, bathroom and storage complete the accommodation, while the property also benefits from a garage for secure parking or additional storage.

Conveniently located close to transport links, this flat offers easy access to local amenities and commuting routes





Property Specification

Top Floor
NO UPWARD CHAIN
Underfloor heating
2 double bedrooms
Living/Dining Room

Hall

Living/Dining Room 5.46m (17'11") x 3.66m (12')

Kitchen 3.38m (11'1") x 2.31m (7'7")

Bedroom 1 4.19m (13'9") x 3.66m (12')

Bedroom 2 4.19m (13'9") x 2.24m (7'4")

Bathroom 2.31m (7'7") max x 1.80m (5'11")

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:

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 £47.50 + VAT (£57 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: B
Tenure: Leasehold 127 years remaining
Ground Rent: £0
Service Charge: £1300
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		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Map Location

