PAUL CARR Estate Agents Sales & Lettings

Four Oaks | 0121 308 3737 | Fouroaks@paulcarrestateagents.co.uk



Apt 12 Tudor Park Court, Farncote Drive, Sutton Coldfield, B74 4QH

£160,000

£160,000

1 1 1

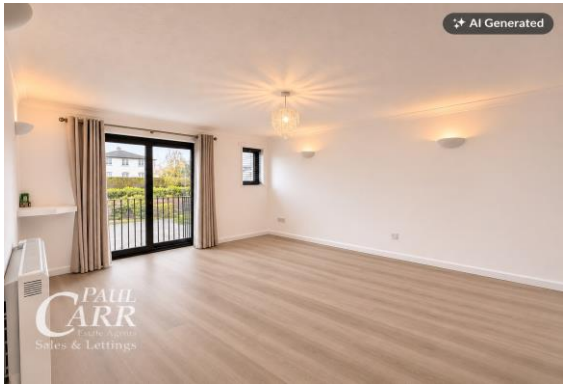
An ideal home for first-time buyers, professionals or those looking to downsize.

This stylish and modern first floor apartment offers beautifully presented accommodation throughout.

The property features a bright and spacious living room with access to a balcony, a stunning modern kitchen, and a generously sized bedroom with an attractive bay window and fitted wardrobes. Completing the accommodation is a well-appointed bathroom with contemporary fittings.

Ideally positioned within walking distance of the local shopping facilities at The Crown, the property also benefits from being just a short drive from Mere Green, where an excellent selection of shops, cafés, restaurants and everyday amenities can be found. Commuters are well catered for with nearby rail services available from Four Oaks and Butlers Lane stations on the Cross City Line, complemented by a range of regular local bus services.













Property Specification

NO UPWARD CHAIN
First floor apartment
Living room with balcony access
Beautiful modern kitchen
Generous bedroom with bay window and fitted wardrobes

Living Room
4.52m (14'10") x 3.94m (12'11")

Balcony

Kitchen
3.30m (10'10") x 1.98m (6'6")

Bedroom
4.52m (14'10") max x 2.74m (9')

Bathroom
1.98m (6'6") x 1.65m (5'5")

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:

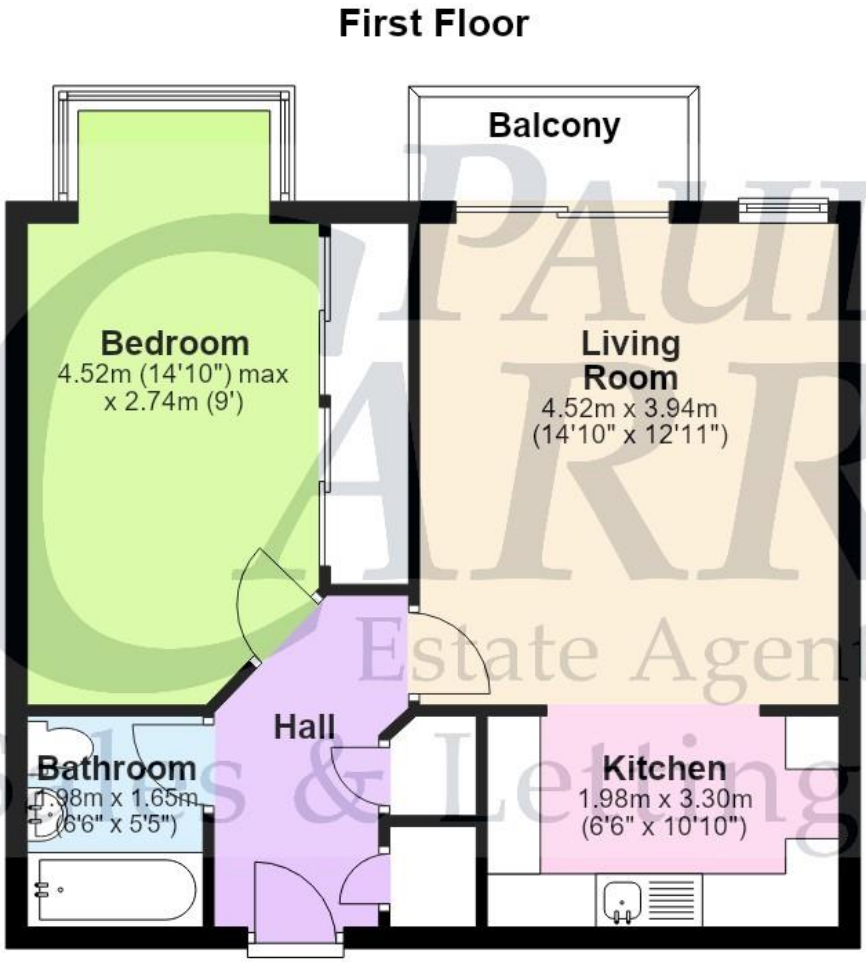
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: electric, water and drainage
Council tax band:
Tenure:105 years remaining, lease from 110 years from 2021
Ground Rent: £60.00
Service Charge: £1558.00

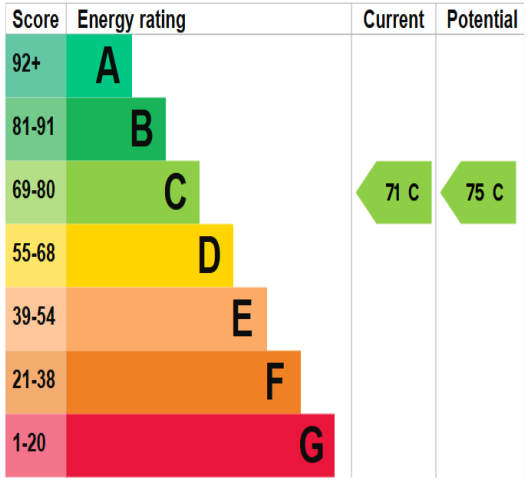
Floor Plan

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

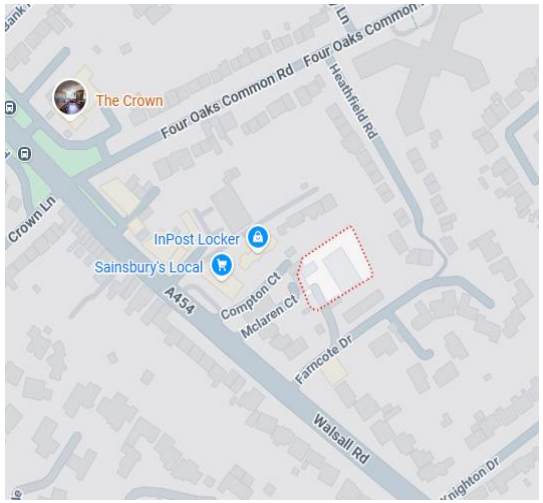


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman