



Shelley Drive, Four Oaks,
Sutton Coldfield, B74 4YD

Offers in Excess of £160,000

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Modern 2-Bed Maisonette with Garden Views & Garage!!!

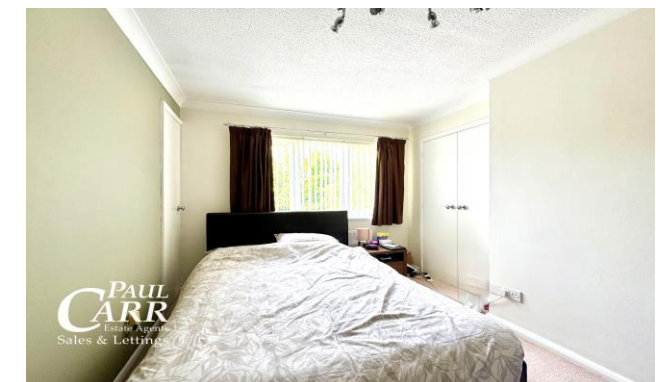
This well maintained 1st floor maisonette is perfect for anyone looking for space, comfort, and a bit of outdoor chill.

With two good-sized double bedrooms, a bright living/dining area at the back overlooking the garden, and a well-equipped kitchen, it's ready to move straight in.

There's also a modern bathroom, your own private rear garden – great for relaxing or hosting – and a garage for parking or extra storage.

Whether you're a first-time buyer, young couple, or investor, this place ticks all the right boxes.

The train station is only a few minutes walk, meaning you can be in central Birmingham in a little over 35 minutes at rush hour from your front door. The property also benefits from a local pub, hairdresser and convenience store along with excellent links to all the areas motorways.





Property Specification

FIRST FLOOR MAISONETTE
PRIVATE REAR GARDEN
DRIVEWAY AND GARAGE
2 DOUBLE BEDROOMS
WELL FITTED KITCHEN

Hall

Living Room
4.65m (15'3") x 3.15m (10'4")

Kitchen
3.35m (11') x 2.13m (7')

Bedroom 1
3.76m (12'4") x 3.15m (10'4")

Bedroom 2
3.28m (10'9") x 2.79m (9'2") max

Bathroom

Garage

Garden

Agent's Note:

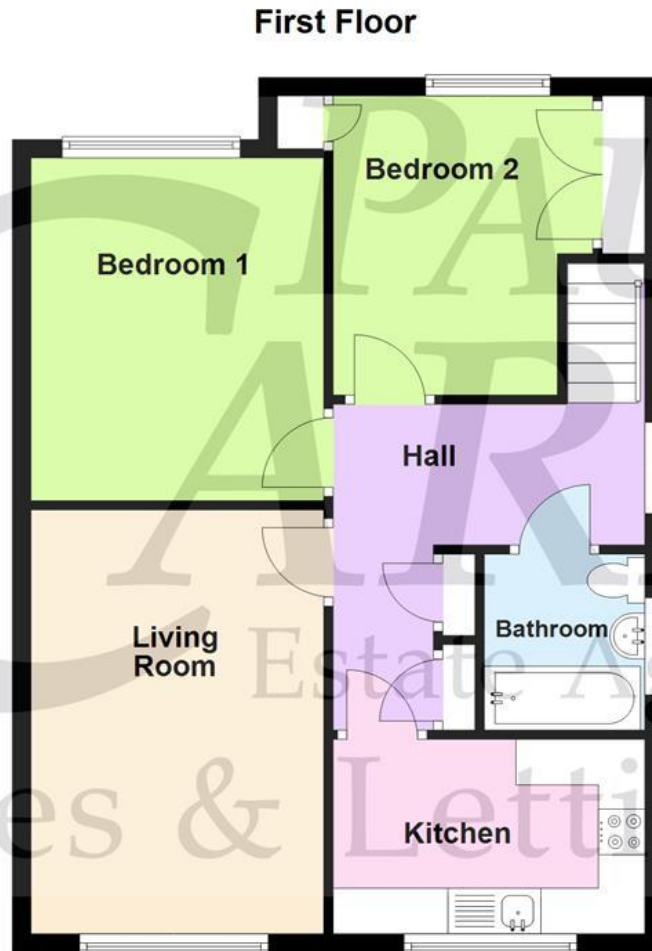
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

Viewer's Note:

Services connected: Gas, water, electric and drainage
Council tax band: C
Tenure: Leasehold 99 years from 25 March 1983
Ground Rent: £54per annum

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	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

