



**PAUL
CARR**
Estate Agents

Moore Close, Four Oaks,
Sutton Coldfield, B74 4XY

£200,000

£200,000



This first-floor maisonette is a great opportunity for buyers looking for a straightforward move, offered with no upward chain.

Tucked away in a quiet cul-de-sac, the property enjoys a peaceful setting while still being conveniently located.

Inside, you'll find a well-proportioned layout featuring a bright living room, a functional kitchen, and a bathroom, along with two generously sized double bedrooms—ideal for a small family, couple, or even as a rental investment.

To the rear, there's a private garden space, perfect for relaxing outdoors or a bit of light gardening.

The property also benefits from plenty of shared parking, making it easy for residents and visitors alike.

Ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.



Property Specification

First floor maisonette
NO UPWARD CHAIN
2 Double bedrooms
Living room
Rear Garden



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Sales & Lettings

Hall

Living Room
4.72m (15'6") x 3.18m (10'5")

Kitchen
3.25m (10'8") x 2.06m (6'9")

Bedroom 1
3.81m (12'6") x 3.18m (10'5")

Bedroom 2
3.33m (10'11") max x 2.17m (7'1")

Bathroom

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:

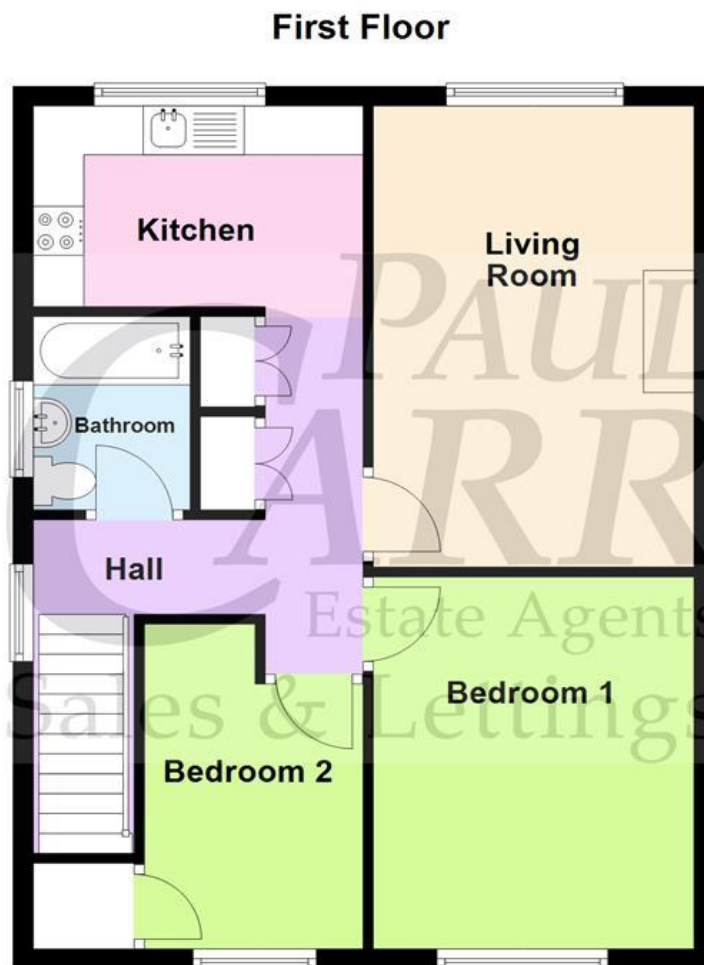
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Viewer's Note:

Services connected: gas, water, electric, drainage
Council tax band: C
Tenure: Leasehold 145 years remaining
Ground Rent: £60

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	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

