



**PAUL
CARR**
Estate Agents

Apt 27 Burcot Court, Four Oaks Road,
Sutton Coldfield, B74 2XU

£175,000

£175,000



Burcot Court is a popular retirement development offering independent living with the added reassurance of on-site assistance.

This spacious first-floor apartment is situated to the rear of the development and is offered for sale with NO UPWARD CHAIN.

The accommodation comprises a bright lounge, leading into a well-equipped breakfast kitchen with integrated appliances. There are two bedrooms, with the main bedroom benefiting from fitted wardrobes. The second bedroom offers excellent flexibility and could also be used as a dining room, study or additional reception room. A generous wet room completes the accommodation.

Residents at Burcot Court benefit from a range of communal facilities, including a restaurant, communal lounge and regular social activities. The service charge includes one and a half hours of weekly housekeeping assistance, while 24-hour management provides additional peace of mind. Outside, the development enjoys attractive communal gardens with mature trees and shrubs.

The property is also ideally positioned for Sutton Park, with its extensive woodland, walking routes, cafés and restaurants. Mulberry Walk is within easy reach and provides a useful selection of amenities, including food stores, restaurants, hairdressers and doctors' surgeries. An excellent retirement property offering spacious accommodation, convenient facilities and a welcoming community environment.





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 £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.

Property Specification

Second Floor apartment
Lift Access
24 Hour on site staff
Residents parking
2 double bedrooms

Hall

Living Room 6.27m (20'7") x 3.58m (11'9")

Kitchen 3.61m (11'10") x 2.41m (7'11")

Bedroom 1 5.69m (18'8") x 3.68m (12'1")

Bedroom 2 3.73m (12'3") x 2.57m (8'5")

WC 1.71m (5'7") x 1.52m (5')

Wet Room 3.68m (12'1") x 2.39m (7'10")

Viewer's Note:

Services connected: gas, water, electric and drainage
Council tax band: F
Tenure: 999 years remaining
Ground Rent: £0
Service Charge: £9780
Restrictions: Over 60's

Floor Plan

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

Second Floor



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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

