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

St Georges Court, Clarence Road, Four Oaks, Sutton Coldfield, B74 4LL

Offers Over £240,000

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2 *1* *1*

This bright and spacious retirement bungalow is perfectly suited to those seeking comfort, ease, and a relaxed pace of life.

Designed with practicality in mind, the welcoming living room sits to the front of the property, filled with natural light and offering a cosy yet airy space to unwind or host visiting family and friends.

To the rear, the modern kitchen is both stylish and functional, with the added benefit of direct access to a private garden—ideal for enjoying some fresh air, light gardening, or a quiet cup of tea in a peaceful setting.

There are two well-proportioned double bedrooms, each featuring fitted wardrobes to provide plenty of storage without compromising on space. The contemporary wet room has been thoughtfully designed for convenience and accessibility, making everyday living that little bit easier.

Property Specification

No Chain
Long lease
Private rear garden
2 double bedrooms
Modern kitchen and wet room
Drive to fore

Hall

Living Room
4.14m (13'7") x 3.96m (13')

Kitchen
3.43m (11'3") x 2.49m (8'2")

Bedroom 1
3.07m (10'1") x 2.83m (9'3")

Bedroom 2
3.07m (10'1") x 2.00m (6'7")

Wet Room

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:

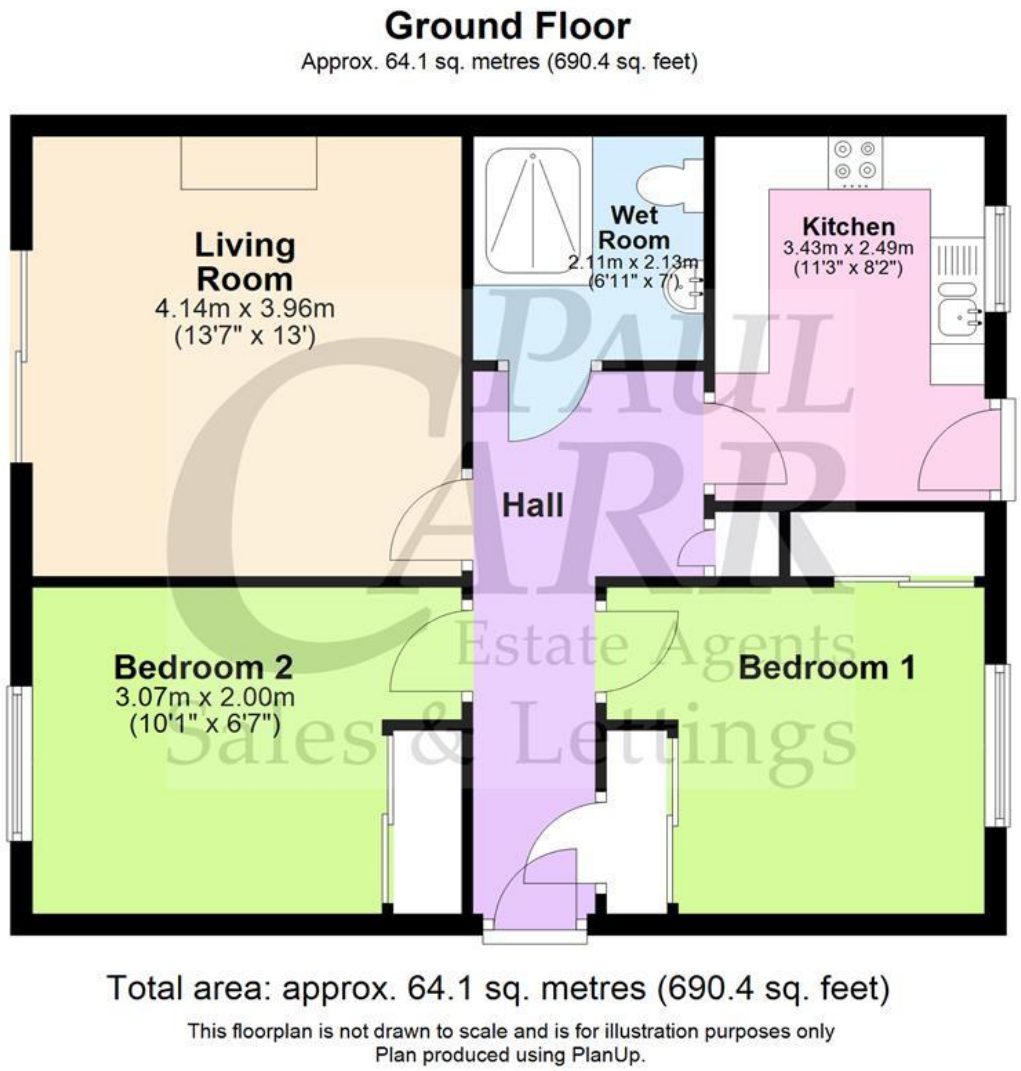
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

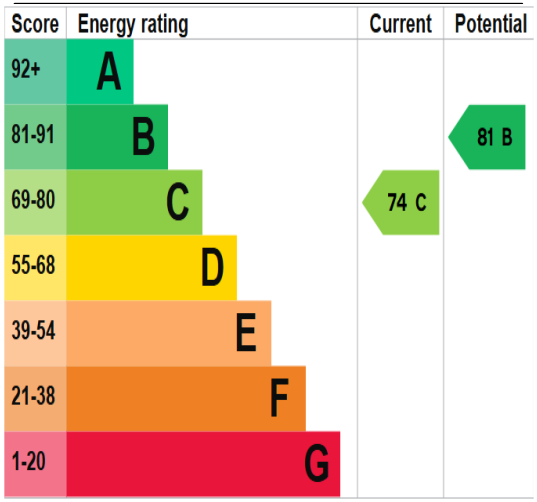
Services connected: Gas, electric, water and drainage
Council tax band:
Tenure: 96 years remaining
Ground Rent:
Service Charge: £9000
Restrictions: Over 60's

Floor Plan

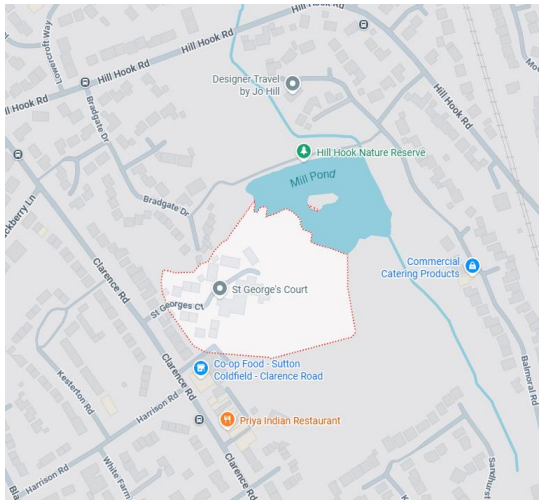
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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