



Apt 47 Hartopp Court, Lichfield Road, Four Oaks,
Sutton Coldfield, B74 2TX

£185,000

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Life at Hartopp means Four Oaks Station is right on your doorstep, making commuting and travel effortless.

Positioned on the top floor, this apartment enjoys a sense of privacy and light, and is offered with no upward chain for a smooth and stress-free purchase.

The home features a stylish open-plan living, dining and kitchen area, enhanced by a Juliette balcony that brings in natural light and an airy feel. The modern kitchen is well designed for both everyday living and entertaining.

There are two generous double bedrooms, with Bedroom One benefiting from fitted wardrobes and an ensuite shower room. A separate modern bathroom serves the rest of the apartment.

Completing the offering are two allocated parking spaces, adding further convenience to this well-located and thoughtfully laid-out home.

Located just moments from the vibrant Mere Green Centre—recently transformed with a range of shops, restaurants, and amenities. Excellent transport connections are nearby, including Four Oaks train station and regular bus routes.





Property Specification

TOP FLOOR - NO UPWARD CHAIN
2 Parking spaces
Open plan living/dining with Juliette balcony
Modern Kitchen
2 double bedrooms

Hall

Living/Dining/Kitchen
5.33m (17'6") x 2.87m (9'5")

Bedroom 1
3.96m (13') x 3.48m (11'5")

En-suite

Bedroom 2
2.69m (8'10") x 2.38m (7'10")

Bathroom

2 Parking Spaces

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:

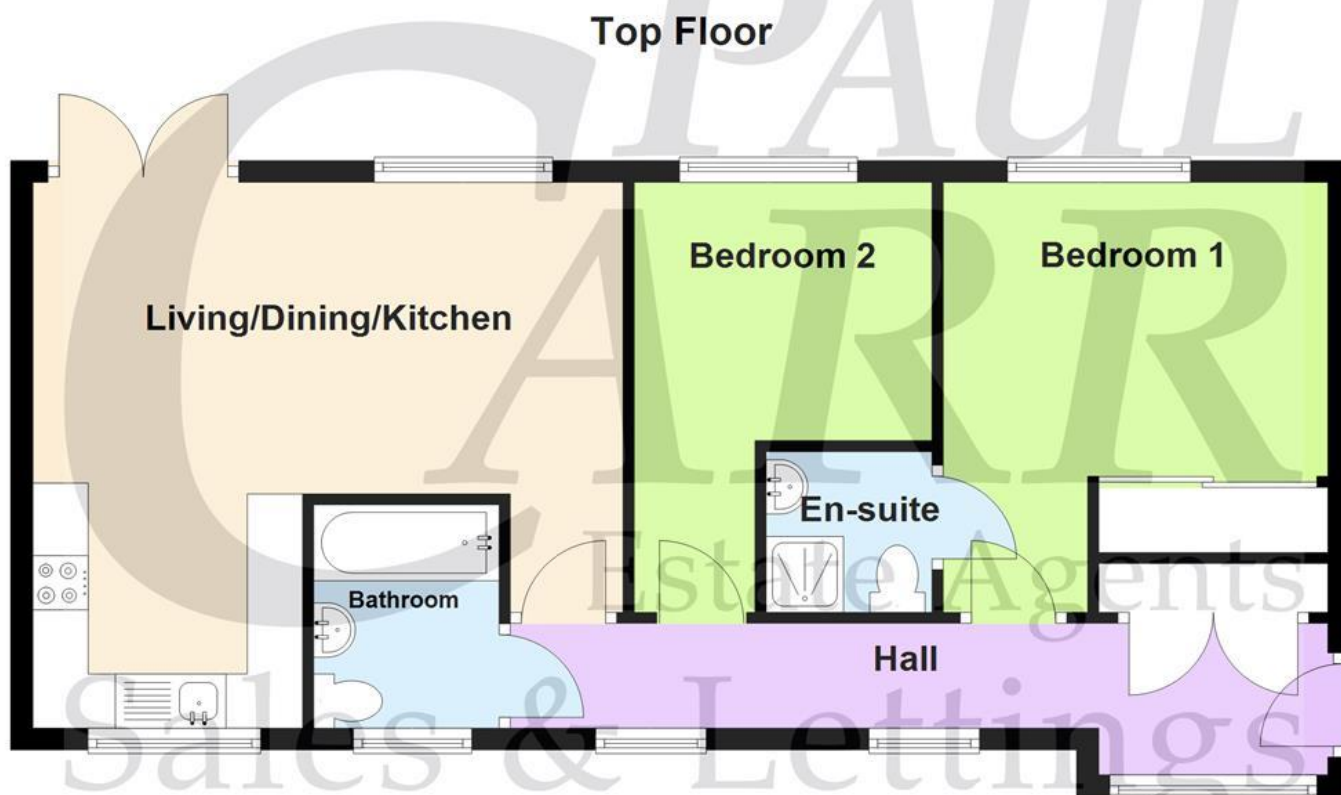
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Viewer's Note:

Services connected: Gas, Water, Electric and Drainage
Council tax band: C
Tenure: 125 years from 1 August 2011 years remaining
Ground Rent: £340
Service Charge: £1834

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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

