



**PAUL**  
**CARR**

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

£185,000

£185,000



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

## 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

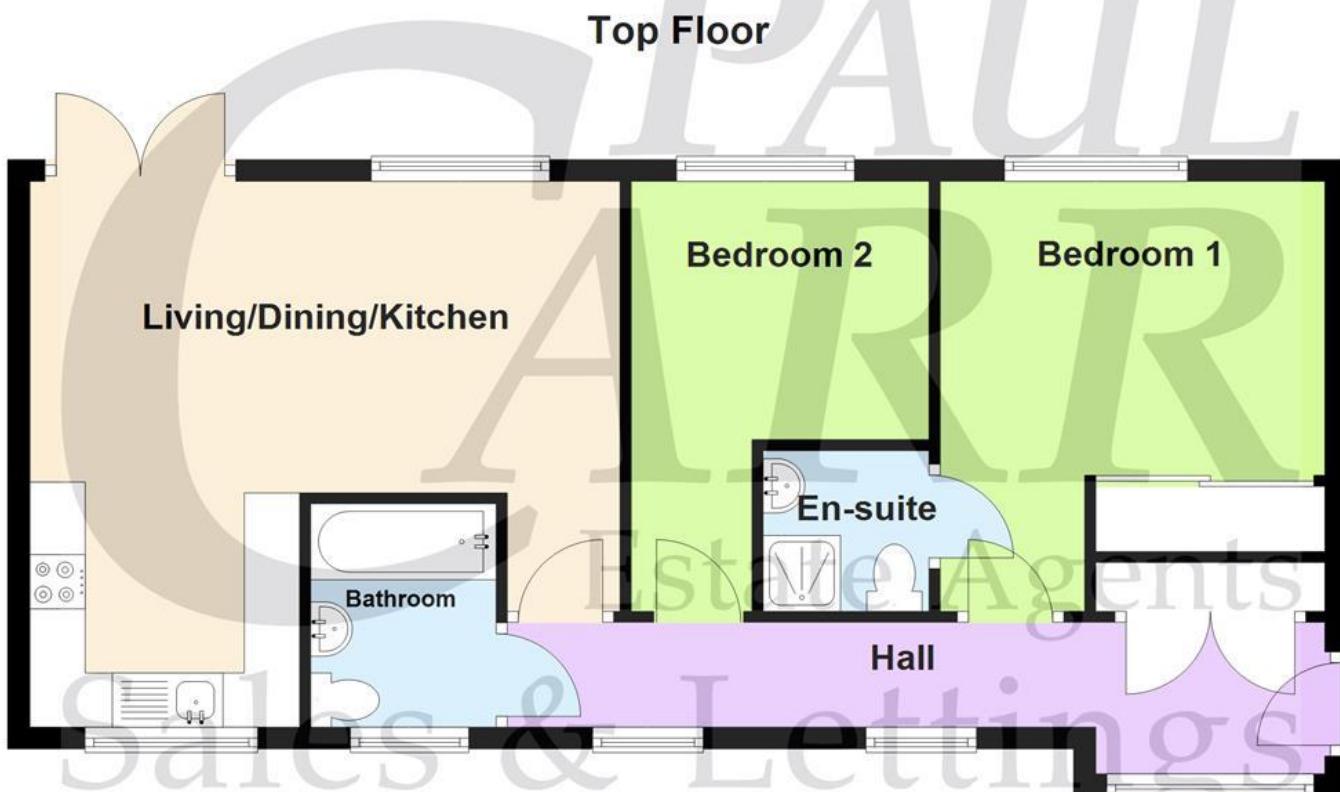
## Agent's Note:

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.

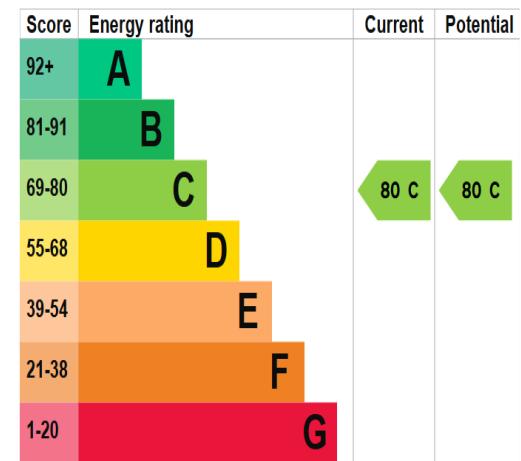
# Floor Plan

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



## Map Location

