



Woodfield Close,
Sutton Coldfield, B74 2TU

Offers Over £150,000

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A FANTASTIC first time buy or investment!! Sold with the trump card of NO UPWARD CHAIN this first floor apartment enjoys the perfect location to commute into Birmingham with Four Oaks Train Station just a minutes' walk away!

This apartment offers a welcoming living room with a dedicated dining space, perfect for hosting gatherings or enjoying meals together. The living area features dual windows, allowing an abundance of natural light to flood the room and provides access to a well-fitted kitchen. The bedroom is generously proportioned and comes equipped with a built-in wardrobe, providing you with convenient and efficient storage for your clothing and belongings. Its large windows provide a view of the surroundings, making the room feel even more spacious. The separate bathroom offers all the amenities you need for daily routines, including a bathtub. Throughout the flat, you'll find additional storage solutions, including closets, cupboards, and shelving units, ensuring that you have ample space to organize your possessions.

Cedar Court benefits from communal parking for both visitors and residents and a fantastic location within walking distance of the shops and amenities of Mere Green. Local shopping facilities are nearby with town centres of Sutton Coldfield and Four Oaks only a few minutes' drive away and providing a wealth of shops, pubs and restaurants. Moor Hall Hotel and spa provides a first class recreational facility with regular public transport services providing ease of travel to Birmingham and Lichfield City centres. The area is well served by local schools including Moor Hall primary school.





Property Specification

NO UPWARD CHAIN
FIRST FLOOR
SPACIOUS BEDROOM WITH BUILT IN WARDROBE
CLOSE TO FOUR OAKS TRAIN STATION

Hall

Living Room/Dining Room
6.38m (20'11") x 2.92m (9'7") max

Kitchen
2.54m (8'4") x 2.34m (7'8")

Bedroom One
3.76m (12'4") x 3.12m (10'3")

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:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

