



188b Four Oaks Road,  
Sutton Coldfield, B74 2TX

£195,000



## *Offers in the Region Of £195,000*



This recently renovated first floor apartment is beautifully presented and creates an ideal first time purchase, bolt hole or investment opportunity which is certainly not to be missed.

Sold with the potential of NO upward chain, thoughtfully styled and decorated the apartment is ready to be moved into.

The development is securely positioned behind a gated driveway and the apartment benefits from an allocated parking space and a secure intercom entry system.

With just two apartments per floor, the property always feels incredibly quiet.

The open plan kitchen lounge diner offers contemporary living space with the lounge leading to a Juliette balcony.

There are two great size bedrooms, one with built in mirrored wardrobes.

The fresh white modern bathroom, with a bath and overhead shower completes this fabulous property.

Baker Court is accessed off Lichfield Road and is ideally located opposite the Four Oaks Train Station and walking distance to Mere Green which has a wealth of independent shops, bars, boutiques and cafes.



### *Ground Floor Accommodation*

#### Hall

Bedroom 1 3.97m (13') x 2.73m  
(8'11")

Bedroom 2 3.97m (13') x 3.14m  
(10'4")

#### Bathroom

Kitchen/Living Space 5.31m (17'5")  
x 3.97m (13')

### *First Floor Accommodation*

#### Hall

Bedroom 1 3.97m (13') x 2.73m  
(8'11")

Bedroom 2 3.97m (13') x 3.14m  
(10'4")

#### Bathroom

Kitchen/Living Space 5.31m  
(17'5") x 3.97m (13')

### *Additional Information*

Services connected: Yes

Council tax band:

Tenure: Leasehold years remaining, lease from

Restrictions:

Other Charges:





# Floor Plan

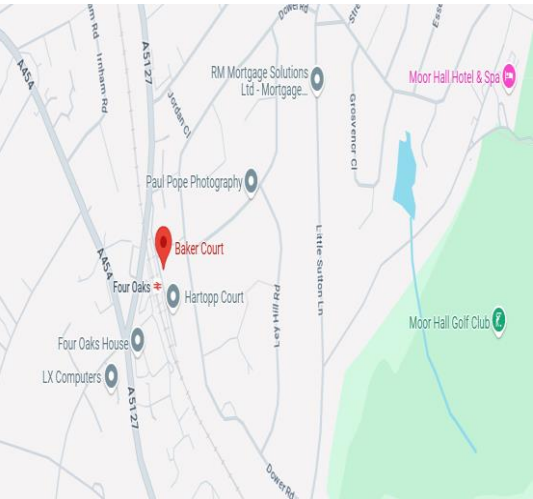
This floor plan is not drawn to scale and is for illustration purposes only



# Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Map Location











### ***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.  
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