



Belwell Gardens, Belwell Lane, Four Oaks  
Sutton Coldfield, B74 4TR

Offers in Excess of £230,000

# Four Oaks

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This impressive modern ground floor apartment is conveniently positioned for easy access to Mere Green Centre and offers an ideal opportunity for either a first time buyer or investors.

Accessed via the security door, inspection reveals an entrance hall, lounge/diner with large windows and a fitted kitchen with integrated appliances, all well maintained which makes it perfect to move straight into. There are two bedrooms, both doubles, the master with an en-suite shower room, whilst the principal bathroom is well appointed comprising a white suite.

Outside there are well tended communal gardens and the home is offered for sale with the benefit of an allocated parking space.

The property lies within the catchment of a good choice of schooling for both primary and secondary age groups, walking distance of a local bus service, and the comprehensive amenities at Mulberry Walk in Mere Green. The nearest train station on foot is accessible via Butlers Lane, or by car there is a choice of Blake Street and Four Oaks Train Stations which all offer direct links into Birmingham & Lichfield City Centres.





### 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:

### Property Specification

GROUND FLOOR APARTMENT  
TWO DOUBLE BEDROOMS  
BEDROOM ONE WITH ENSUITE  
WELL FITTED KITCHEN  
ALLOCATED PARKING SPACE

**Lounge**  
13' 3" x 11' 0" (4.04m x 3.35m)

**Dining Area**  
9' 3" x 8' 3" (2.82m x 2.51m)

**Kitchen**  
12' 9" x 6' 1" (3.88m x 1.85m)

**Bedroom One**  
14' 4"max x 12' 1"max (4.37m x 3.68m)

**Ensuite**  
8' 2" x 5' 0" (2.49m x 1.52m)

**Bedroom Two**  
12' 9" x 7' 6" (3.88m x 2.28m)

**Bathroom**  
7' 6" x 5' 8" (2.28m x 1.73m)

### Viewer's Note:

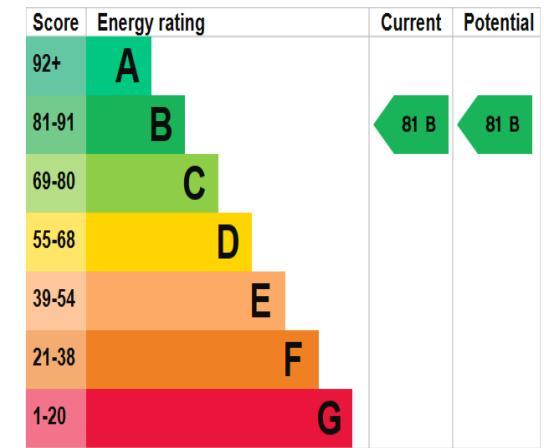
Services connected: Gas, Electric, Water and Drainage  
Council tax band: D  
Tenure: Leasehold 125 Years remaining from 2002  
Service Charge: £1176 per annum

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

