Four Oaks | 0121 308 3737 | Fouroaks@paulcarrestateagents.co.uk

2 Wyndley Close, Four Oaks, Sutton Coldfield, B74 4JD

£230,000

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Ideal for a young professional couple, this exceptionally spacious and well presented top floor apartment is sold with NO UPWARD CHAIN and benefits from having a balcony with the most beautiful views towards Lichfield and beyond.

Ideally located within walking distance of Blake Street railway station and within close proximity to local shops, schools and all amenities, this highly desirable and much sought after modern development is approached from Blake Street. A local convenience store is within easy walking distance with comprehensive shops and restaurants easily accessible on Clarence Road and Mere Green shopping centres.

The development is accessed via a secure communal entrance door and then into a spacious reception hallway with useful storage cupboards off.

The delightful lounge is a particular feature of the property with access onto the balcony. The superb kitchen/dining is a modern room perfect for cooking and entertaining.

Both bedrooms are a generous size and enjoy fitted wardrobes, and bedroom one further enjoys an ensuite. A modern family bathroom completes the accommodation. The property is completed by a security intercom.

Attractive communal gardens surround the property with lawns, pathways and inset shrub and herbaceous borders.

Property Specification

Top floor apartment
Living room with BALCONY
Open plan Kitchen/dining with balcony access
2 DOUBLE bedrooms
Bedroom one with ensuite

Hall

Living Room 4.42m (14'6") x 3.66m (12')

Balcony 3.56m (11'8") x 1.32m (4'4")

Dining Room 4.37m (14'4") x 3.02m (9'11")

Kitchen 3.28m (10'9") x 2.08m (6'10")

Bedroom 1 5.13m (16'10") x 3.00m (9'10")

En-suite

Bedroom 2 3.96m (13') max x 2.79m (9'2")

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:

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.

Viewer's Note:

Services connected:
Council tax band: D
Tenure: Leasehold
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

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

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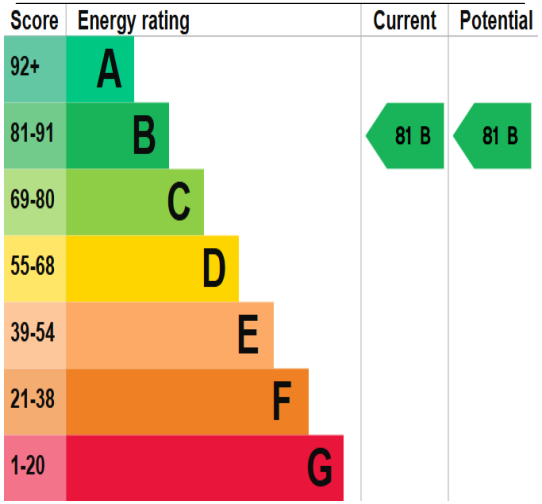
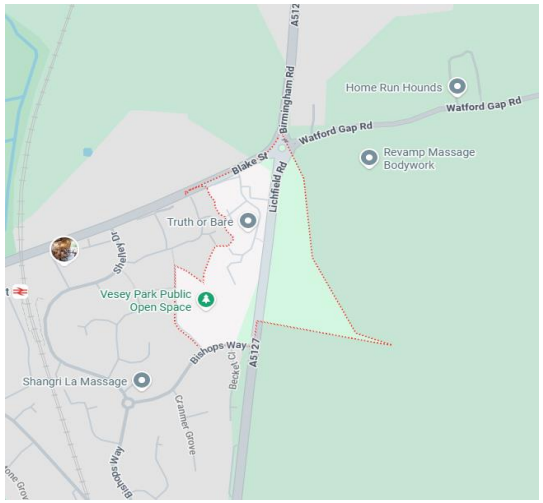
Plan produced using PlanUp.

Energy Efficiency Rating



Map Location



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