



Cheltenham Mews,
Sutton Coldfield, B74 2UQ

£395,000

Apartment 3, Goodwood House, Cheltenham Mews, Four Oaks, offers this rare opportunity to acquire a spacious apartment. Set amidst established and mature landscaped gardens, a secure gated access leads to allocated tandem car parking space plus designated visitor parking, this apartment is sold with NO UPWARD CHAIN

The lounge is a particular feature of this property with ample space for a dining table. This light and airy room provides a flexible space and boasts a balcony with double doors leading to a patio. A superbly fitted kitchen offers a comprehensive range of base and wall and integrated appliances. Three good double bedrooms have a range of fitted wardrobes with the bedroom one complemented by an en-suite shower room. The accommodation is completed by a separate utility room.

All amenities are easily accessible. Comprehensive shopping facilities with well regarded restaurants are close at hand at Mere Green Centre. Four Oaks railway station and within short walking distance and provides regular services for commuters to Birmingham and Lichfield.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living/Dining Room
5.72m (18'9") x 5.72m (18'9")

Kitchen
3.28m (10'9") x 2.97m (9'9")

Utility Room

Bedroom 1
15' 0" x 12' 0" (4.57m x 3.65m)

En-suite

Bedroom 2
3.51m (11'6") x 3.05m (10')

Bedroom 3
3.05m (10') x 2.51m (8'3")

Bathroom





Floor Plan

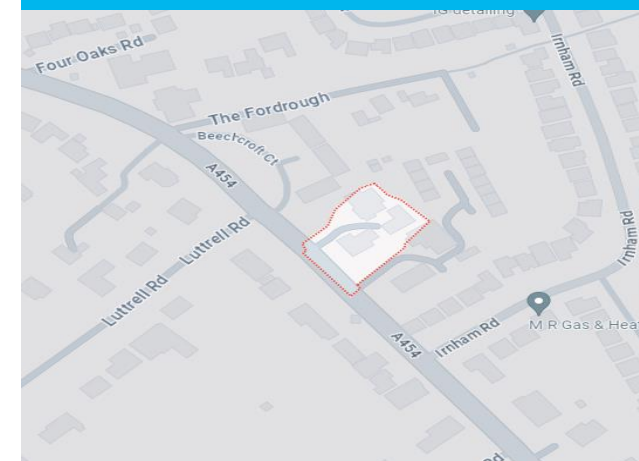
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.
Came on the market: 22nd May 2024