



Apt 4 Royal Sutton Mews, 81 Lichfield Road,
Sutton Coldfield, B74 2RP

Offers in the Region Of £190,000

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Are you looking for a stylish and contemporary apartment in heart of Four Oaks, close to Sutton Coldfield with shopping complex with bars, cafe's, gyms, and shops, walking distance to Royal Sutton Park, and within close proximity of local train stations, then look no further!

This ground floor apartment features an open plan living kitchen, seamlessly connecting spaces for a modern feel. A charming conservatory, serving as a potential dining room, extends from the main area. The bedroom, located at the front, boasts a spacious bay window and an attached dressing area. The accommodation is rounded off with a well-appointed bathroom.

Located off Lichfield Road, near the junction of Tamworth Road and Anchorage Road, the apartment is within easy reach of local amenities including Sutton Coldfield shopping centre, the Mulberry Walk development at Mere Green and the walks and scenery of Royal Sutton Park.





Property Specification

SPACIOUS GROUND FLOOR APARTMENT
OPEN PLAN LIVING/KITCHEN AREA
CONSERVATORY TO THE REAR
SPACIOUS BEDROOM WITH DRESSING AREA
MODERN BATHROOM

Hall

Living Room/Kitchen
6.58m (21'7") x 4.32m (14'2")

Conservatory

Bedroom 1
4.11m (13'6") x 2.90m (9'6")

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:

Viewer's Note:

Services connected: Gas, Electric, Water and Drainage
Council tax band: C
Tenure: Leasehold 109 years remaining, lease from
Ground Rent: £0
Service Charge: £1900
Restrictions: No Pets

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		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

