



St Georges Court, Clarence Road, Four Oaks,  
Sutton Coldfield, B74 4LL

**£155,000**



£155,000



Life at St George's Court offers a wonderful balance of modern living and natural surroundings.

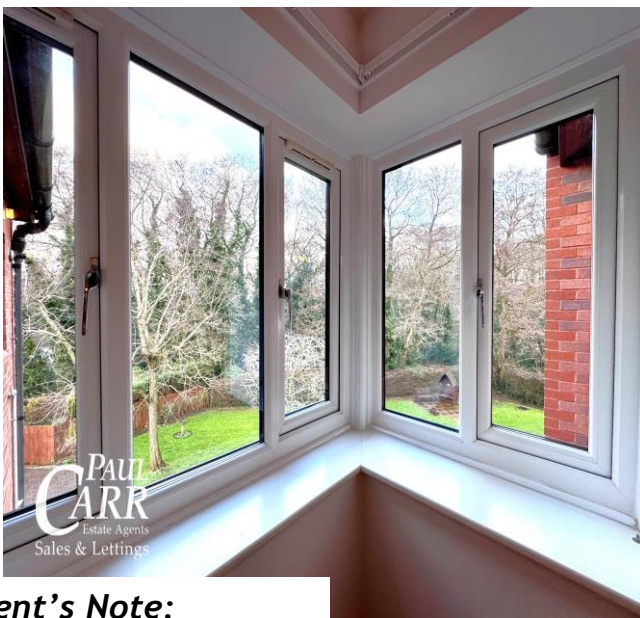
With views over Hill Hook Nature Reserve to the rear and a cricket pitch to the side, the setting feels peaceful and green while remaining well connected.

The apartment is modern throughout, designed with both comfort and functionality in mind. A spacious living and dining area provides an ideal space for relaxing or entertaining, flowing seamlessly into a contemporary kitchen fitted with sleek, modern finishes.

There are two well-proportioned double bedroom - bedroom one with fitted wardrobes. The stylish wet room is finished to a high standard, and a large storage cupboard adds valuable practicality, keeping the living space clutter-free.

Within the main building of St Georges Court there is a very comfortable communal lounge, on-site restaurant, guest suite, landscaped gardens and ample additional car parking. The services on offer are much greater than in standard retirement living and offers people of retirement age and above, the opportunity of retaining their independence and improving their quality of life whilst remaining in their own homes for as long as possible, alongside the added security of onsite care staff and emergency pull cords. There is a team of staff working on a shift basis, managed 24 hours a day. The monthly service charge covers the costs of external maintenance, buildings insurance, upkeep of the grounds and one and half hours of domestic assistance per week per individual property.





## Property Specification

2 Double bedrooms  
Open views from all windows  
Modern kitchen  
First floor  
Retirement Apartments

### Hall

**Living/Dining Room**  
4.06m (13'4") x 3.94m (12'11") max

**Kitchen**  
3.94m (12'11") x 1.75m (5'9")

**Bedroom**  
1 3.35m (11') x 2.52m (8'3")

**Bedroom 2**  
3.99m (13'1") x 2.00m (6'7")

### Wet Room

### 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.

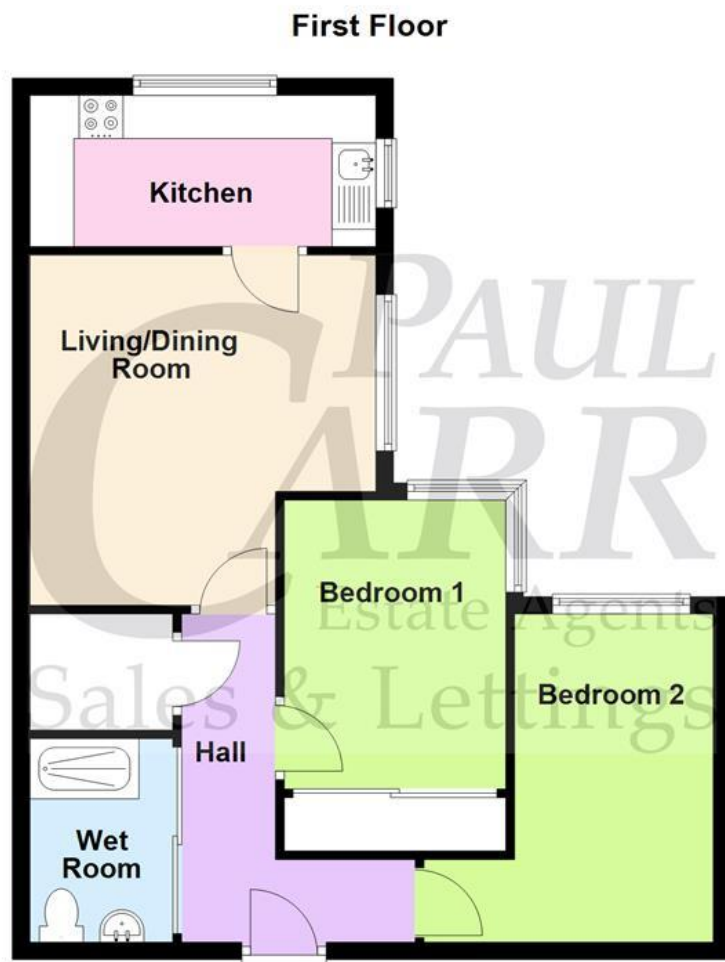
### Viewer's Note:

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



# Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

