



Cedarwood, Four Oaks Road, Four Oaks,
Sutton Coldfield, B74 2SH

Offers Over £220,000

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Set in this popular development within well tended communal grounds and easy reach of local amenities, walking distance to Four Oaks train station, this exceptionally spacious top floor is sold with the benefit of 979 years remaining on the lease.

Large windows in every room flood the space with natural light. The thoughtful design maximizes both aesthetics and functionality.

This apartment offers a spacious living/dining room with panoramic views overlooking the picturesque Four Oaks. The modern fitted kitchen adds a touch of sophistication to the living space. Two generously-sized double bedrooms feature fitted wardrobes, providing ample storage. The bathroom is well-appointed with both a shower and a bathtub for added convenience.

Additionally, the apartment comes with the added benefit of a garage, enhancing the convenience and desirability of this stylish and comfortable living space.

Cedarwood is ideally located within a two minute walking distance of Four Oaks Train Station and nearby Mere Green which has a wealth of independent shops, bars, boutiques and cafes.





Property Specification

TOP FLOOR APARTMENT
STUNNING VIEWS THROUGHOUT THE APARTMENT
SPACIOUS LIVING/DINING ROOM
MODERN KITCHEN
TWO DOUBLE BEDROOMS WITH FITTED WARDROBES

Hall

Living/Dining Room
5.41m (17'9") x 3.89m (12'9")

Kitchen
2.87m (9'5") x 2.74m (9')

Bedroom 1
3.78m (12'5") x 3.05m (10')

Bedroom 2
3.05m (10') x 2.82m (9'3")

Bathroom
1.88m (6' 2") x 2.44m (8' 0")

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, Water, Electric and Drainage
Council tax band: D
Tenure: Share of Freehold 979 years remaining
Ground Rent and Service Charge: £1350.00 per annum

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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

