



**PAUL  
CARR**  
Estate Agents

Apartment 2, 235 Lichfield Road,  
Sutton Coldfield, B74 2XD

**£225,000**

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This ground floor flat offers comfortable living with direct access to outdoor space and charming period features.

The property includes a spacious living room featuring a fireplace and elegant picture rails, adding character and a classic touch to the room. The well fitted kitchen benefits from a sash window overlooking the garden, bringing in natural light and providing a pleasant view while cooking.

There are two bedrooms, one double bedroom and the second being suitable for guest / single bedroom/ office. The bathroom serves the property and is conveniently located off the main living areas.

One of the highlights of the flat is its direct access to the garden, perfect for relaxing outdoors, entertaining, or enjoying some greenery.

The property also includes one allocated parking space, offering convenient off-street parking.

Nestled in the heart of Four Oaks less than a minutes' walk from the train station in close proximity to popular local schools, Sutton Park & the redeveloped Mere Green shopping and recreational area.





## Property Specification

Ground floor apartment  
Direct access to SOUTH facing rear garden  
One allocated PARKING space  
Living room with original fireplace  
Full of character

### Entrance Hall

Living Room  
3.96m (13') x 3.61m (11'10")

Kitchen  
3.56m (11'8") x 3.02m (9'11")

Bedroom 1  
3.81m (12'6") x 2.87m (9'5")

Bedroom 2  
2.79m (9'2") x 1.78m (5'10")

### Bathroom

Communal Garden

One Parking Space

### 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:

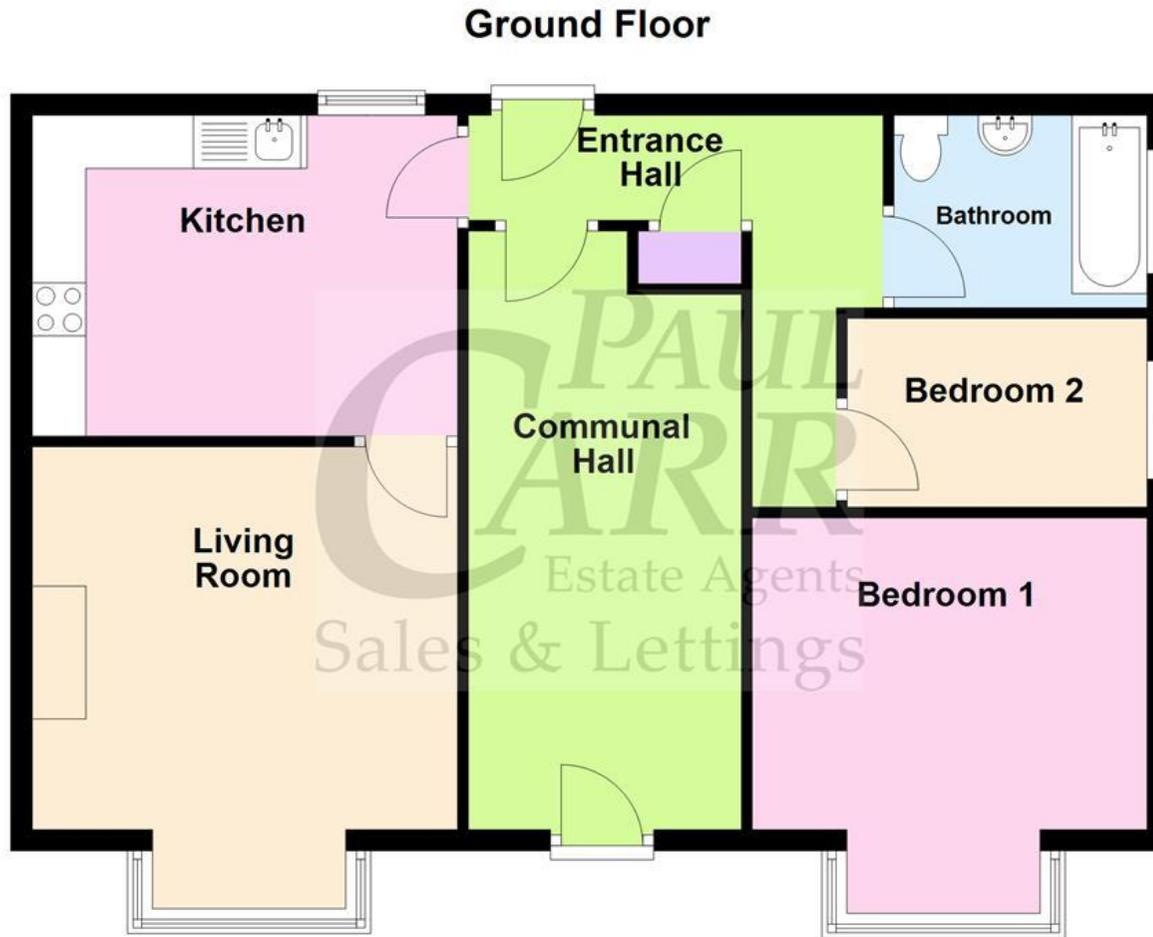
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### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: B  
Tenure: Share of Freehold years remaining, lease from  
Service Charge: £65  
Restrictions: N/A

# 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

