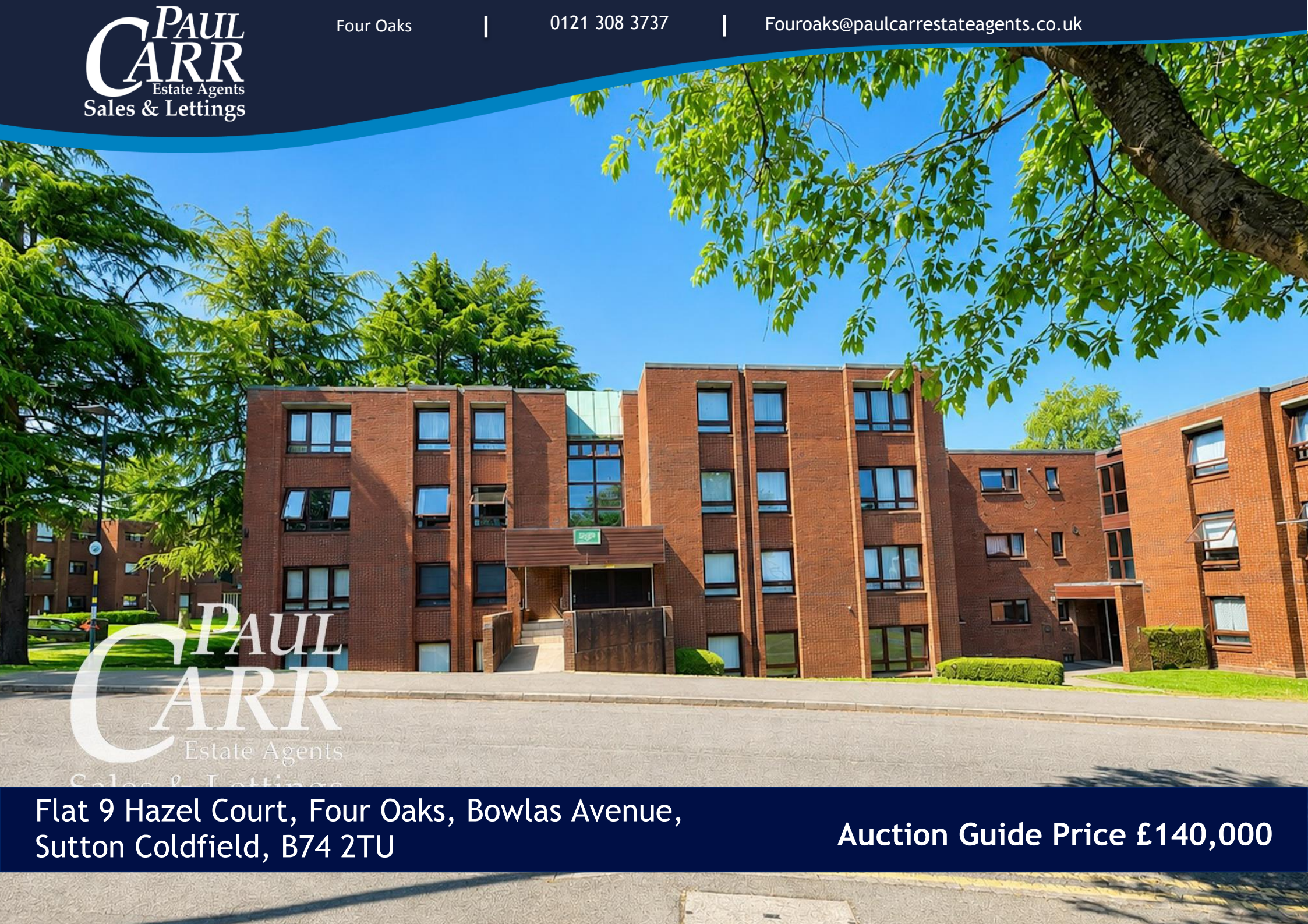




**PAUL
CARR**
Estate Agents
Sales & Lettings

Flat 9 Hazel Court, Four Oaks, Bowlas Avenue,
Sutton Coldfield, B74 2TU

Auction Guide Price £140,000

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Spacious first-floor apartment offered with no upward chain and ideally located close to Four Oaks Station and local amenities.

The property features a bright and generous living/dining room, fitted kitchen, two double bedrooms, bathroom, and a large versatile storage cupboard ideal for a study area or additional storage.

An excellent opportunity for first-time buyers, investors, or those looking to downsize. Early viewing is highly recommended.





Property Specification

NO UPWARD CHAIN
First floor
2 double bedrooms
Living/Dining room
Kitchen

Hall 4.53m (14'10") x 3.46m (11'4")

Living/Dining Room 7.19m (23'7") x 3.38m (11'1")
max

Kitchen 3.20m (10'6") max x 2.36m (7'9")

Bedroom 1 3.41m (11'2") x 2.00m (6'7")

Bedroom 2 3.63m (11'11") x 2.74m (9')

Bathroom 1.93m (6'4") max x 1.73m (5'8")

Storage 2.13m (7') x 1.40m (4'7")

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:

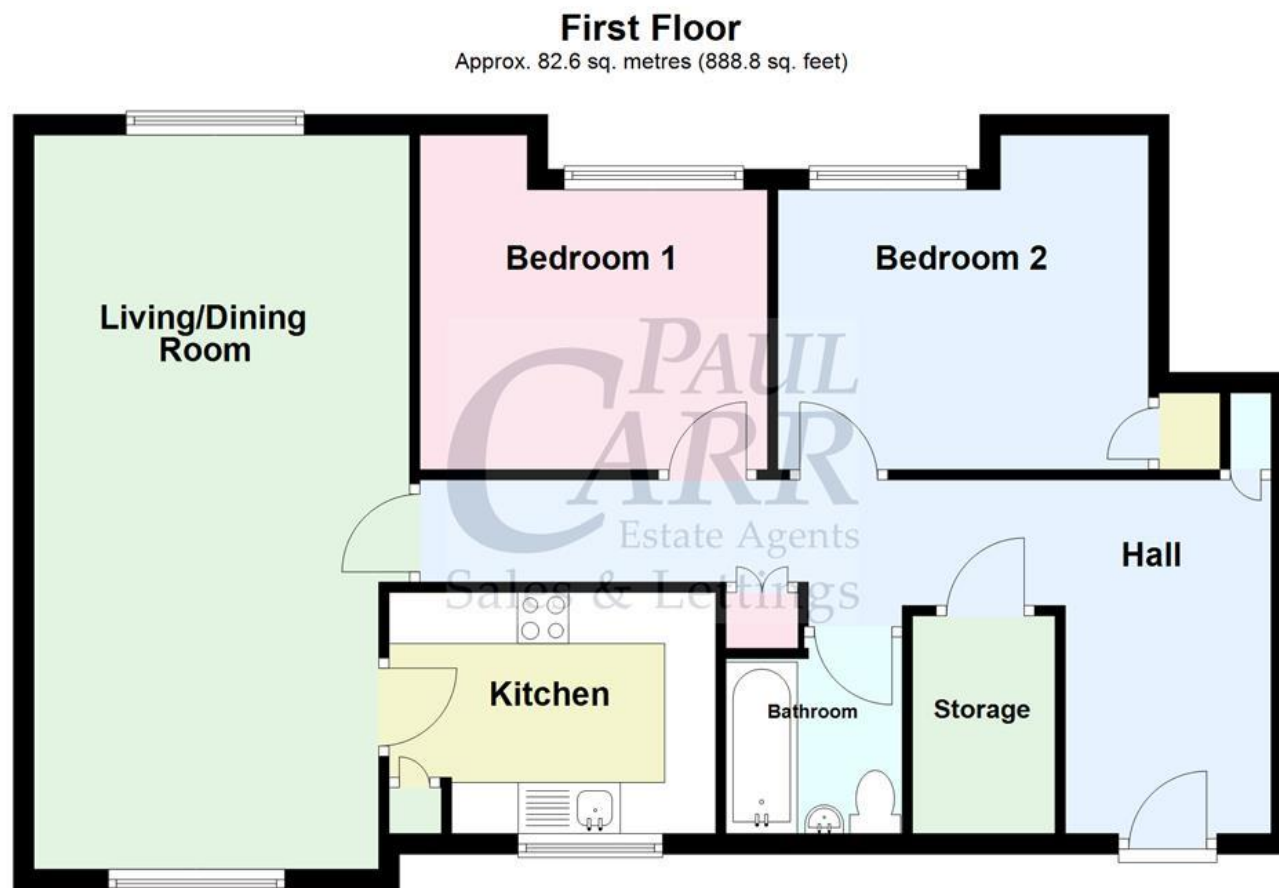
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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:
Tenure: Leasehold 125 years from 22 September 1988 years remaining, lease from
Ground Rent: £0
Service Charge: £0

Floor Plan

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



Total area: approx. 82.6 sq. metres (888.8 sq. feet)

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

