

# Hanson Mansion, 26 Four Oaks

Sutton Coldfield, B74 2TJ

Guide price £320,000

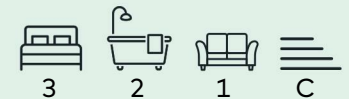
## Why this home is chosen...

This well presented three bedroom top floor apartment is located on a respected gated development within walking distance of Four Oaks train station and Mere Green shopping centre and is just a short distance from Sutton Park.

## A quick tour

Highlights of this property include:

- Superb central location
- Three double bedrooms
- En-suite to the main bedroom
- Lift access
- Well presented throughout
- Private gated development
- Did we mention its within walking distance of the train station and shopping centre?



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## Come on in...



Main Bedroom



Bedroom Two



Bedroom Three



Kitchen

### VIEWING

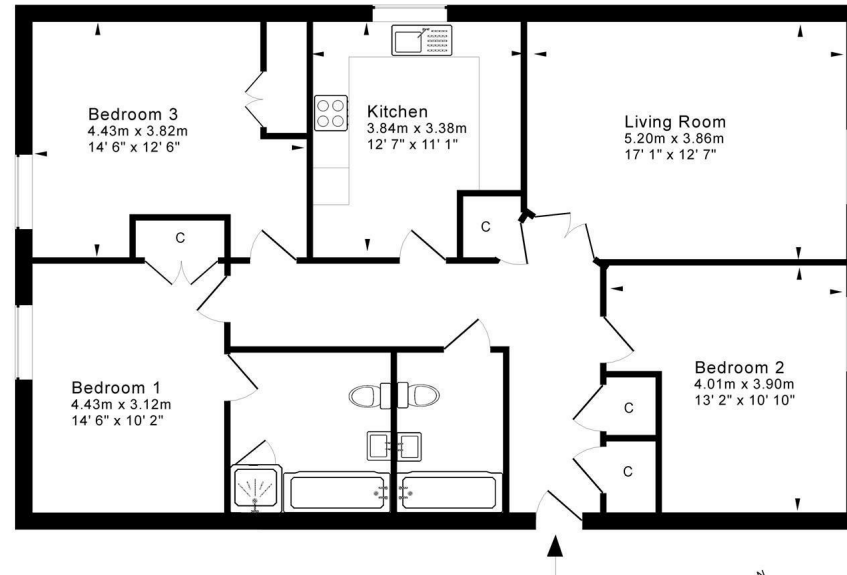
To view this property or for more information please contact the office on 08000 886 996 or email on [team@chosenhome.com](mailto:team@chosenhome.com)

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## FLOOR PLAN



Approx. Gross Internal Floor Area : 1,155 Sq. Ft. / 107 Sq. M  
Includes Conservatories, Garages, Porches etc.  
Plan Ref. 300-640j

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

## HYBRID MAP



## ENERGY EFFICIENCY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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