

**FOR SALE**



## **Kingston Court , Sutton Coldfield**

**2 Bedrooms, 1 Bathroom, Flat**

**£190,000**

**MARTIN&CO** 



- Ground Floor Flat
- Two Double Bedrooms
- Lounge and Kitchen
- Shower Room and Separate W.C
- Double Glazing
- Electric Heaters (where specified)
- Leasehold 189 years from 25<sup>th</sup> Dec 1976

Martin & Co in Sutton Coldfield are pleased to offer for sale this two bedroom, ground floor flat nestled in the heart of Four Oaks. The entrance hallway leads to a spacious living area, the kitchen is fitted with modern eye and base level units with fitted hob and oven. Two double bedrooms, a shower room and a separate w.c complete the accommodation.

Located in the extremely sought after neighbourhood of Four Oaks, the property enjoys proximity to renowned schools such as Bishop Vesey's Grammar and Sutton Coldfield Grammar School for Girls, as well as various other well regarded local schools (catchment areas should be checked). Other local amenities include Sutton Park, which is one of the largest urban parks in Europe, and offers various pursuits including walking, cycling, swimming, fishing and golf. Sutton Coldfield and Mere Green both offer premium shopping as well as vibrant pubs and restaurants. Excellent transport links are via local bus routes and Four Oaks Railway Station, which is just a short stroll away. Access to the wider road network is via the nearby M6 Toll, M42 and A38. The location affords easy commutes into Sutton Coldfield, Birmingham and Lichfield centres.

The property is available with no upward chain so immediate viewing of this lovely apartment is highly recommended in order to avoid potential disappointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



**ENTRANCE HALL** With laminate flooring, wall-mounted electric heater, two built-in cupboards and doors off to;

**LOUNGE** 16' 2" max x 13' 5" max (4.93m x 4.09m) With wall-mounted electric heater, double glazed window to the front and double glazed door to the front.

**KITCHEN** 8' 11" x 6' 8" (2.72m x 2.03m) Having a range of eye and base level units with worksurface over incorporating hob and oven, tiled splashback, double glazed window to the front and door to lobby with double glazed window to the front.

**BEDROOM ONE** 13' 3" x 10' 10" (4.04m x 3.3m) With built-in storage cupboard, electric wall-mounted heater and double glazed window to the rear.

**BEDROOM TWO** 12' 2" max x 11' 6" max (3.71m x 3.51m) With built-in storage cupboard, wall-mounter electric heater and double glazed window to the rear.

**SHOWER ROOM** With shower cubicle, pedestal wash hand basin and electric heated towel rail.

**W.C** With low flush W.C.

**OUTSIDE** Having shared lawned areas and shared parking area.

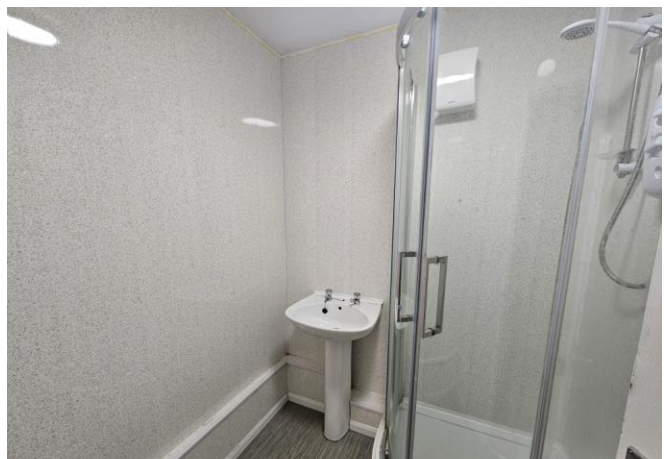
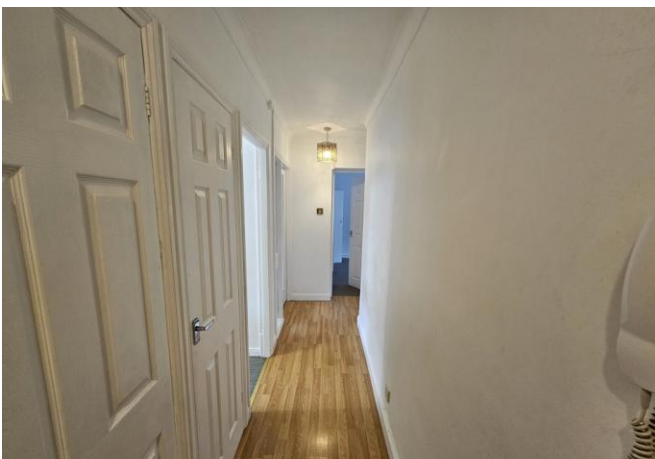
**COUNCIL TAX BAND - B**

**FIXTURES AND FITTINGS** as per sales brochure.

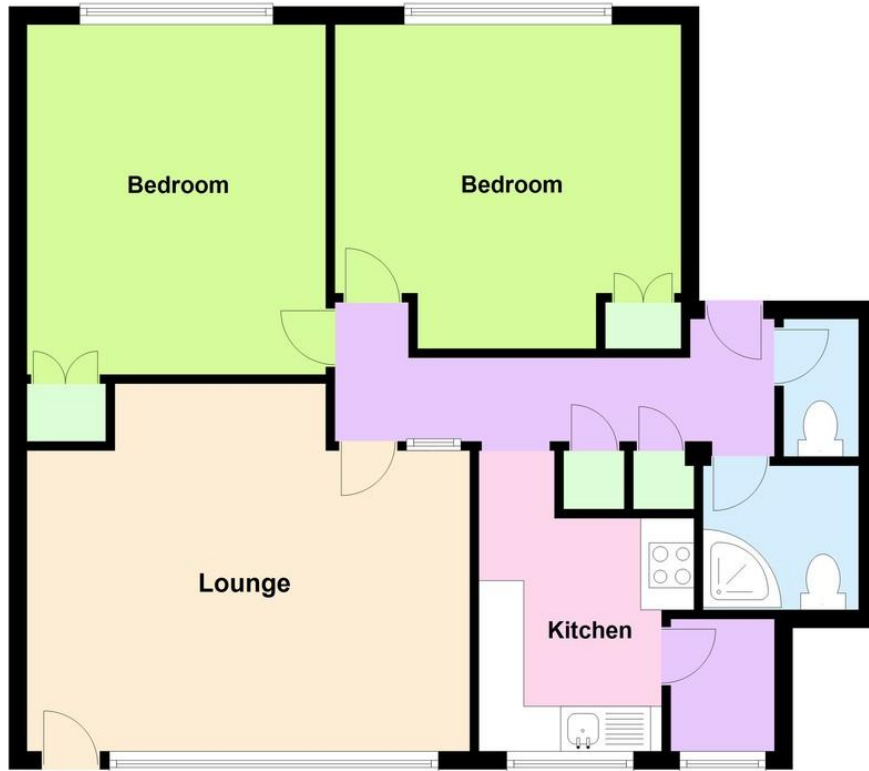
**TENURE**

Martin and Co has been informed that the property is leasehold with 189 years from 25<sup>th</sup> December 1976. Service Charge is currently approximately £147.92 per month and may be subject to review. The Ground Rent is currently peppercorn but may be subject to review. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



## Ground Floor



This plan is for illustrative purposes only and may not be to scale.  
Plan produced using PlanUp.

### Martin & Co Sutton Coldfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.