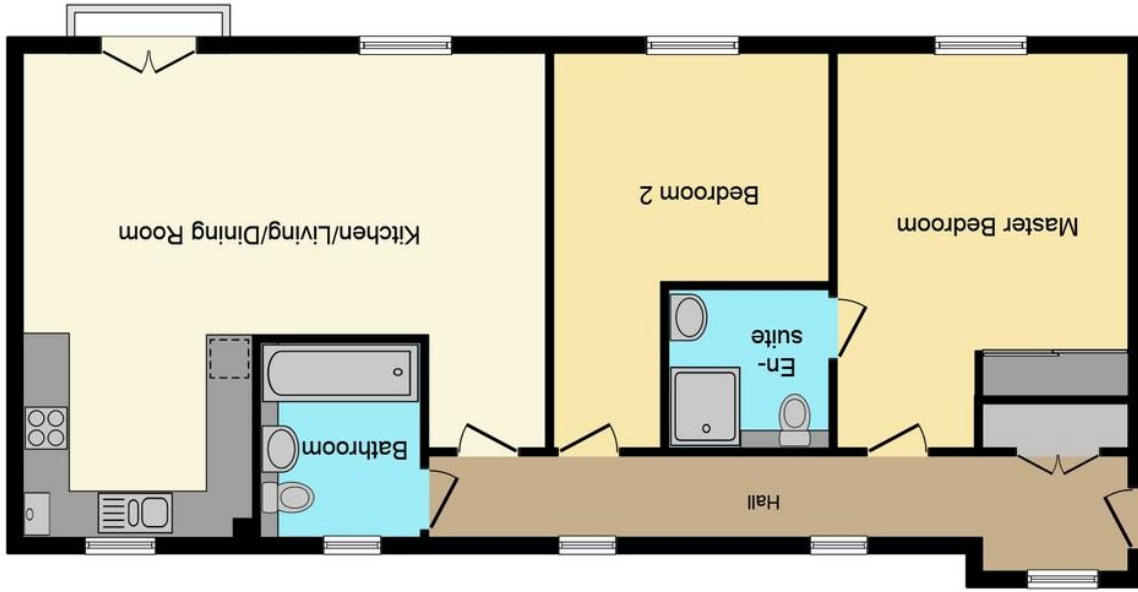


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**Floor Plan**



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	82 B	82 B
92+	A		

Four Oaks | 0121 323 3323



- Highly Sought After Gated Development
- 2 Bedroom Second Floor Executive Apartment
- Allocated Parking
- Secure Intercom Entry
- Lounge Diner

Baker Court, 188b Lichfield Road,  
 Four Oaks, Sutton Coldfield, B74 2TX

Offers Over £200,000



## Property Description

Spacious and beautifully maintained executive apartment which is ideally located for the shopping centres of Sutton Coldfield and The Mulberry Walk development at Mere Green where there is a variety of facilities including restaurants and café bars, close to good road and transport links and with allocated parking space. Gated development and approached via communal hallway and front door opens into:-

**SPACIOUS ENTRANCE HALLWAY** Having three frosted double glazed PVC windows to the rear and large storage cupboards off.

**OPEN PLAN LOUNGE/DINING AND KITCHEN**  
**AREALOUNGE/DINER AREA 17' 4" x 9' 6" (5.28m x 2.9m)** With double glazed PVC window to the front and double PVC French doors opening to a Juliet balcony.

**KITCHEN AREA 7' 10" x 7' 2" (2.39m x 2.18m)** Fitted to a high specification with a range of cream and wood effect wall and base units with matching work surfaces and splash backs, double glazed frosted window to the rear, tiled flooring, stainless steel sink drainer one and half bowl sink, electric oven, gas hob with extractor fan over, integrated fridge freezer and washing machine.

**MASTER BEDROOM 10' 9" x 10' 2" (3.28m x 3.1m)** With double glazed PVC window to the front and built in mirrored sliding wardrobes.

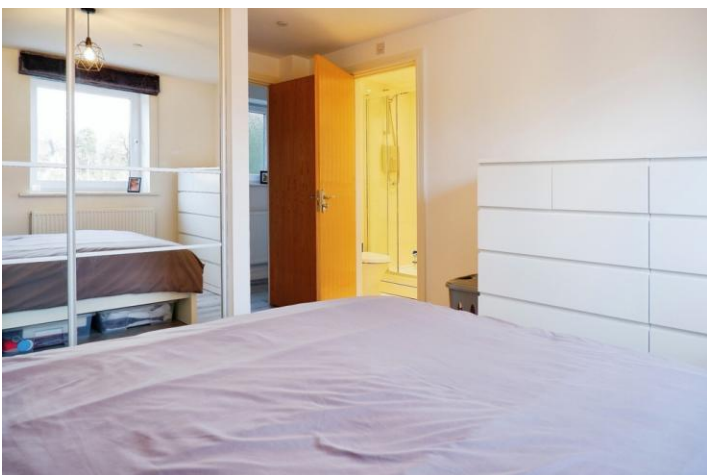
**ENSUITE** Having shower cubicle, WC, wash hand basin, chrome ladder style radiator and is partly tiled.

**BEDROOM TWO 13' 1" x 8' 6" (3.99m x 2.59m)** With double glazed PVC window to the front.

**BATHROOM** Having a white suite comprising; bath with mixer taps and shower over, is partly tiled, WC, wash hand basin and frosted double glazed window to the rear.

Gas centrally heated and immaculate communal areas

Council Tax Band C Birmingham City Council



Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1bps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Virgin Media, Openreach

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

### TENURE

The Agent understands that the property is leasehold with approximately 113 years remaining. Service Charge is currently running at £1450 per annum and is reviewed TBC. The Ground Rent is currently running at £250 per annum and is reviewed TBC. Buildings Insurance is currently running at £109 per annum. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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