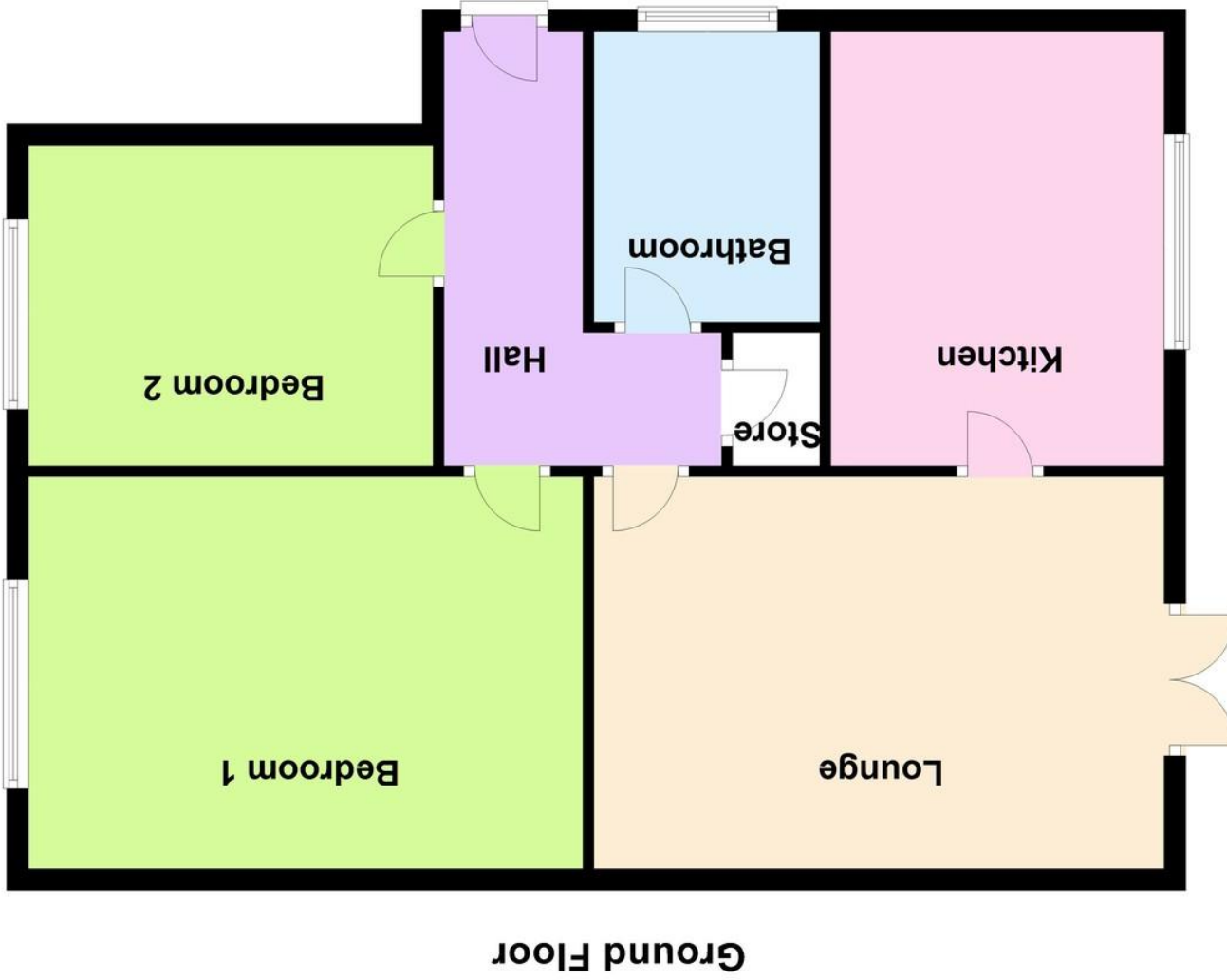


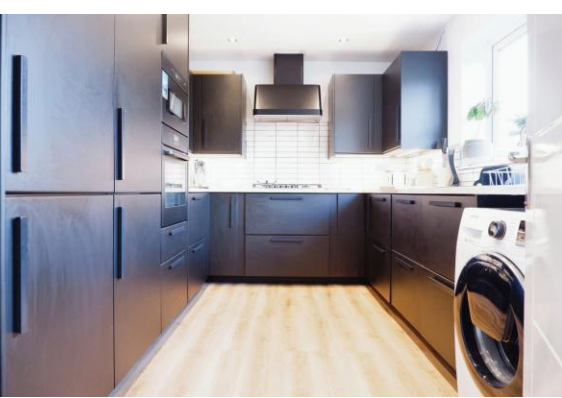
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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
92+	A		
81-91	B		
69-80	C	71 C	
55-68	D		77 C
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Highly Sought After Location
- 2 Double Bedroom Ground Floor Maisonette
- Refitted Kitchen
- Refitted Bathroom
- Spacious Lounge
- 2 Double Bedrooms

Aulton Road, Four Oaks, Sutton Coldfield, B75 5PU

Offers In Region Of £220,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Located in the sought-after area of Mere Green, this immaculate refurbished ground floor maisonette is now available for sale, making it an ideal home for couples looking for a modern living space. The property boasts two bedrooms, with the master bedroom featuring built-in wardrobes. The bathroom has been newly refurbished, adding a touch of luxury to this charming home.

The maisonette offers a stylish kitchen with modern appliances, recently refurbished to a high standard. The property also features a spacious reception room, perfect for relaxing or entertaining guests. Additionally, the home benefits from a private garden, providing a tranquil outdoor space to enjoy.

Situated in a quiet neighbourhood with strong local community ties, residents will appreciate the proximity to public transport links, nearby schools, local amenities, green spaces, nearby parks, walking routes, and cycling routes. This property is perfect for those who value convenience and a peaceful environment.

Don't miss out on the opportunity to own this recently renovated maisonette with attractive features and a prime location.

Contact us today to arrange a viewing and secure your dream home.

In brief the accommodation comprises:

HALLWAY Having a useful storage cupboard, radiator, spotlights and doors to:

LOUNGE 15' 9" x 11' 10" (4.8m x 3.61m) A spacious lounge with patio doors to the private rear garden, wooden flooring, spotlights, radiator and a door to the refitted kitchen.

REFITTED KITCHEN 8' 1" x 13' 2" (2.46m x 4.01m) To include a comprehensive and stylish range of matching wall and base mounted units with complementing work surfaces over, tiled splash backs and under cupboard lighting, built in oven, microwave oven, gas hob and extractor fan over, integrated dish washer, space for a washing machine, sink and drainer unit and a window to the garden.

BEDROOM ONE 11' 11" x 13' (3.63m x 3.96m) Having fitted wardrobes a window to the front and radiator.

BEDROOM TWO 11' 5" x 9' 2" (3.48m x 2.79m) Having a window to the front and radiator.

LUXURY BATHROOM Refitted to now include a white suite with a panelled bath and separate shower cubicle, suspended wash basin with vanity storage beneath, heated towel rail and side window.



To the rear is a private garden with side gated access.

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property :-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 47 Mbps.
Highest available upload speed 12 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 135 years remaining. Service Charge is currently running at £0. The Ground Rent is currently running at £0. 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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