



**DRAFT**

Apartment 15 Kings Oak Court, 111 Reddicap Heath  
Road, Sutton Coldfield, West Midlands, B75 7DX

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**Apartment 15 Kings Oak Court, 111  
Reddicap Heath Road, Sutton  
Coldfield, West Midlands, B75 7DX**

**£190,000**

An excellent opportunity to acquire this modern first floor apartment being within reach of local shopping facilities at Reddicap along with further shopping and leisure amenities at Sutton town centre. Public transport is on hand along with Sutton train station, first and secondary schools in the vicinity and access out to Birmingham city centre and motorway connection. There are two good sized bedrooms and secure parking to the rear.



**ENTRANCE PORCH**

approached via a UPVC frosted double glazed door and having tiled floor, door to built-in storage cupboard and front door opening to:

**ENTRANCE HALLWAY**

having ceiling light point, radiator and easy tread staircase leading to the first floor landing.

**FIRST FLOOR LANDING**

having ceiling light point, thermostat, loft access point and built-in storage cupboard housing the hot water cylinder.

**LOUNGE**

having two UPVC double glazed windows to front, coving, two ceiling light points, two radiators and inset electric fire with feature surround.

**FITTED KITCHEN**

having a range of wall and base units, complementary work surfaces, stainless steel single bowl sink unit with mixer tap, UPVC double glazed window to rear, space for washing machine and fridge/freezer, electric oven and four ring gas hob and ceiling light point.

**BEDROOM ONE**

having UPVC double glazed windows to front and side, radiator, built-in storage cupboard over the stairs, fitted wardrobes and ceiling light point.

**BEDROOM TWO**

having UPVC double glazed window to rear, radiator and ceiling light point.

**MAIN FAMILY BATHROOM**

having a white suite comprising panelled bath with shower over and glass shower screen, low flush W.C. and pedestal wash hand basin, UPVC frosted double glazed window to rear, radiator, tiled floor to ceiling, extractor and ceiling light point.



**OUTSIDE**

The rear of the property is accessed via electric gates where there are two allocated parking spaces, bin store and bike store.

**SERVICE CHARGE**

We are advised that the ground rent is currently running at £75 per annum, service charge running at £400 per half year

**COUNCIL TAX**

Band C.

**TENURE**

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

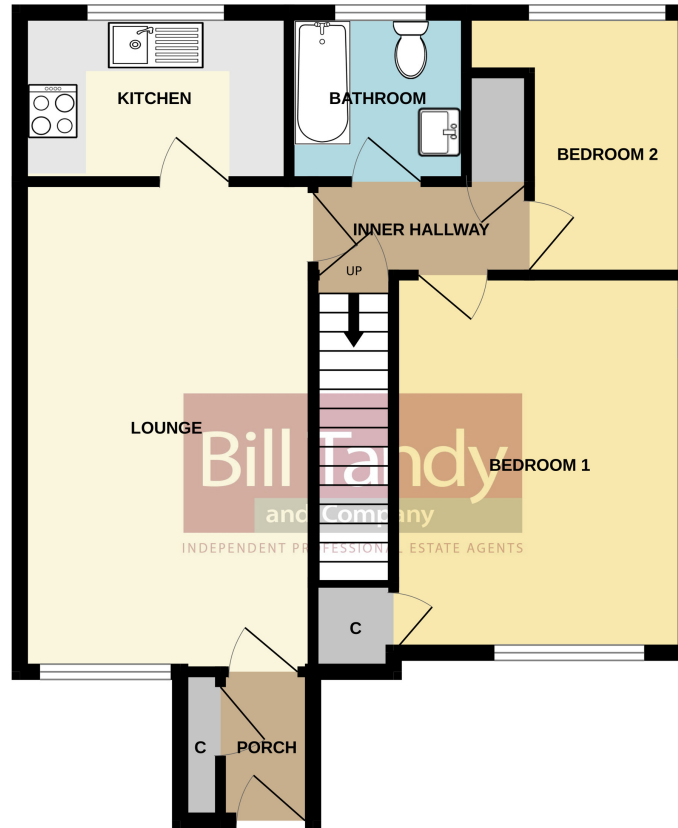


## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or [fouroaks@billtandy.co.uk](mailto:fouroaks@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

FIRST FLOOR



15 KINGS OAK COURT, 111 REDDICAP HEATH ROAD, SUTTON COLDFIELD B75 7DX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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