

# Hanson Mansion, 26 Four Oaks

Sutton Coldfield, B74 2TJ

Offers in excess of  
££££ £££



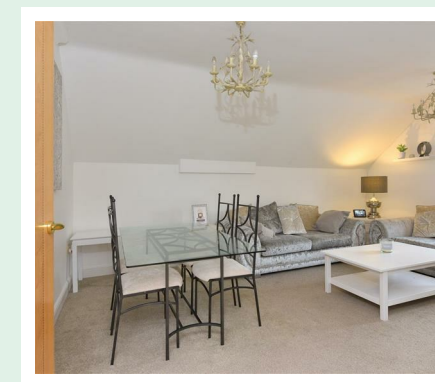
## Why this home is chosen...

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

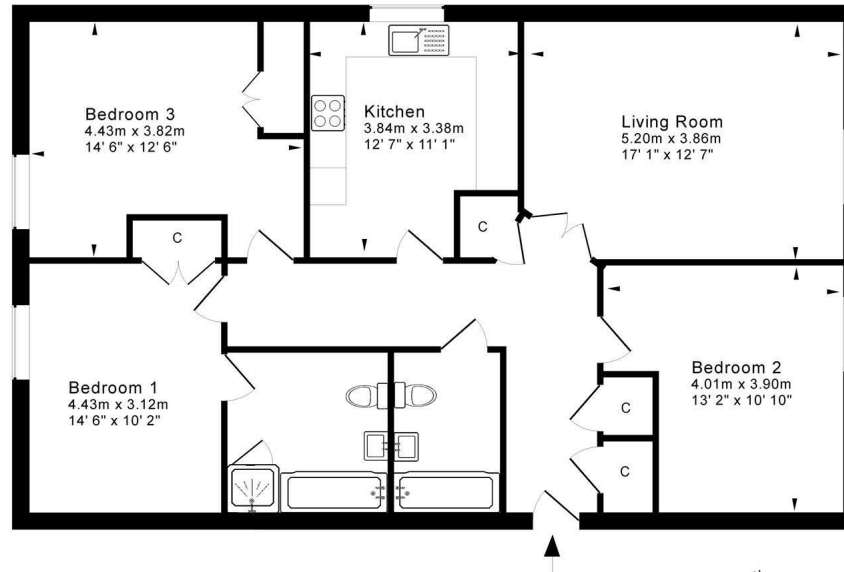
To view this property or for more information please contact the office on 0121 222 1180 or email on [team@chosenhome.com](mailto:team@chosenhome.com)

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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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		77	79				

## DISCLAIMER

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. The estate agents costs must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released.

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