

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Spacious ground floor apartment
- ◆ Two bedrooms, both with wardrobes
- ◆ En-suite bathroom
- ◆ Attractive, spacious lounge
- ◆ Dining room
- ◆ Enclosed balcony/sun room
- ◆ Fitted breakfast kitchen with appliances
- ◆ Garage
- ◆ Set in a prime, central, sought after location overlooking Sutton Park



2 FOREST LAWNS, STREETLY LANE, FOUR OAKS B74 4TD - OFFERS AROUND £385,000

This deceptively spacious, well presented, ground floor apartment is set in a prime, central, sought after location, adjacent to and overlooking Sutton Park to the front. Complemented by gas central heating and having PVC double glazing (both where specified), the property additionally benefits from a security intercom/door release system. Set within only a few hundred metres of the delightful Streetly village where there is a range of shops, restaurants and other facilities, Four Oaks additionally offers access to the Cross City rail line as well as local bus services. To fully appreciate the property on offer, its true proportions and many features, we highly recommend an internal inspection. Briefly comprising deep, welcoming reception hall, attractive spacious lounge with feature fireplace, dining room, enclosed balcony/sun room, fitted breakfast kitchen, two double bedrooms, both having wardrobes, en-suite bathroom, large shower room/optional bathroom, communal gardens, together with large garage set to rear.

Set back from the roadway behind communal fore and side gardens having a variety of shrubs, bushes and mature trees, there is a pathway from Streetly Lane leading to a wide canopy porch having a glazed door with side intercom/door release system, in turn opening to:

COMMUNAL ENTRANCE HALL: Windows to front, door and inner hallway leading to the rear garden and doorway in turn accessing garages. The property's front door opens to:

WELCOMING RECEPTION HALL: Two large storage cupboards with further deep linen cupboard, radiator.

ATTRACTIVE LOUNGE: 22'0" x 13'3" max x 12'2" min Wide PVC double glazed picture window to front, double radiator, front overlooking Sutton Park, 'Minster' style fireplace having hearth and mantle with central, inset, coal effect, living flame gas fire, double doors open to:

DINING ROOM: 14'6" x 12'3" PVC double glazed window to side with further double glazed windows and sliding doors opening to:

ENCLOSED BALCONY/SUN ROOM: 11'9" x 4'9" PVC double glazed window to front overlooking gardens/Sutton Park.

FITTED BREAKFAST KITCHEN: 14'0" x 12'2" PVC double glazed windows to side and rear, one and a half bowl sink unit set into sweeping rolled edge worksurfaces having tiled splashbacks, there is a comprehensive range of fitted units to both base and wall level, including draws, integrated dishwasher and washing machine, space for fridge freezer, fitted stainless steel oven having hob above, radiator, space for breakfast table.

BEDROOM ONE: 21'4" into dressing area x 11'10" x 13'0" x 6'9" to walls of dressing area x 4'9" to wardrobes PVC glazed window overlooking front garden and Sutton Park, radiator, double and single fitted wardrobes.

EN-SUITE BATHROOM: PVC double glazed obscure window to side matching white suite comprising bath, wash hand basin, low flushing w.c., chrome ladder style radiator, tiling to walls and floor.

BEDROOM TWO: 13'0" x 12'6" PVC double glazed window to side, radiator, double built-in wardrobe.

SHOWER ROOM/OPTIONAL BATHROOM: 10'1" max x 5'9" min x 9'9" max x 6'9" min PVC double glazed obscure window to rear, matching white suite comprising, enclosed shower cubicle with glazed splashscreen and side drying area, wash hand basin, low flushing w.c., chrome ladder style radiator, tiled splashbacks and floor.

GARAGE: 17'4" x 12'6" max narrowing to 10'0" min (please check the suitability of this garage for your own vehicle)

OUTSIDE: The property has attractive gardens to both front, rear and side, comprising lawns, mature shrubs, bushes and trees.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



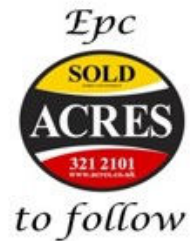
TENURE: We have been informed by the vendor that the property is Leasehold having the benefit of an extended, substantial lease term remaining(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: F

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set on the junction of Highbury Road/Streetly Lane



Forest Lawns, 124 Streetly Lane, Four Oaks



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.