

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three bedrooms
- ◆ Bedroom three/optional dining room
- ◆ Substantial full width lounge/dining room
- ◆ 'Balcony'/sitting area set off lounge
- ◆ Comprehensively refitted kitchen
- ◆ Well appointed shower room
- ◆ Additional guests cloakroom/wc
- ◆ Garage with electric door
- ◆ Delightful, mature communal gardens
- ◆ NO UPWARD CHAIN



***2 CHERRYL HOUSE, SEYMOUR GARDENS, OFF CROWN LANE, FOUR OAKS, B74 4ST - OFFERS AROUND £280,000***

Set upon extensive, delightful, well tended and stocked gardens, in a central, prime, sought after location, this substantial, much improved ground floor apartment offers an ideal retirement home or family property given it's convenient and central location. Benefitting from a substantial, extended leasehold term, the property offers generous living accommodation, which is enhanced further by pvc double glazing, together with storage heating (both where specified). The property is set just a short stroll from a range of shopping facilities at 'The Crown', served locally by well regarded schooling and furthermore offers ease of access to excellent public transport links including bus services and the Cross City rail line and additionally Seymour Gardens is positioned adjacent to Sutton Park. Thoughtfully designed, to fully appreciate the property on offer, it's true proportions and many features, we highly recommend an internal inspection. Briefly comprising deep reception hall, spacious full width lounge/dining room, in turn having a French door opening to 'balcony'. The property has a comprehensively fitted kitchen, the option of three bedrooms, two having wardrobes, the third bedroom having the potential to be utilised as a dining room, a re-fitted shower room and additional wc. Set to the rear you will find a single car garage with a remote controlled electric door.

Set back from the roadway behind a tarmac driveway, there are substantial, attractive and well stocked communal gardens with mature shrubs, bushes and trees, access is gained to the property via a recessed porch having side intercom/door release system and glazed doors opening to:

**COMMUNAL ENTRANCE HALL:** Having door opening to:

**RECEPTION HALL:** Double and single built-in cloaks/storage cupboard, storage heater.

**GUESTS CLOAKROOM/WC:** Pvc double glazed window obscure to rear, white low flushing wc with vanity wash hand basin and base unit beneath, complementary tiled splash backs, chrome ladder style radiator, fitted base and storage unit.

**SPACIOUS LOUNGE/DINING ROOM: 24'1" x 13'** Pvc double glazed windows to side, storage heater, front and rear elevations with double glazed French door opening to a balcony/ terrace area overlooking lawned gardens.

**BEDROOM THREE / OPTIONAL HOME OFFICE OR SEPERATE DINING ROOM : 12' x 10'6"** Pvc double glazed window to front, storage heater.

**FITTED KITCHEN: 12' x 8'3"** Pvc double glazed window to rear, one and a half bowl sink unit set into sweeping rolled edge marble styled work surfaces having tiled splash backs, there is a comprehensive range of contemporary handleless fitted units to both base and wall level including drawers, integrated washing machine and dishwasher, space for fridge/freezer, elevated integrated stainless steel oven having separate grill, fitted hob with extractor canopy over.

**BEDROOM ONE: 12'7" x 12'** Pvc double glazed window to front, double built-in wardrobe, single and two double additional wardrobes with bedside units having cupboards and drawers, storage heater.

**BEDROOM TWO: 12' x 11'1"** Pvc double glazed window to front, double built-in wardrobe.

**WELL APPOINTED SHOWER ROOM:** Pvc double glazed obscure window to rear, matching white suite comprising large shower cubicle with glazed splash screen, tiled storage/display ledge, vanity wash hand basin with base unit beneath, low flushing wc, further complementary tiling to walls, chrome ladder style radiator. Airing cupboard.

**SINGLE CAR GARAGE:** Set within a separate block located to the rear of the development having a remote controlled garage door. **(Please check the suitability of this garage for your own vehicle)**



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



**TENURE:** We have been informed by the vendor that the property is Leasehold having the benefit of a substantial leasehold term remaining (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

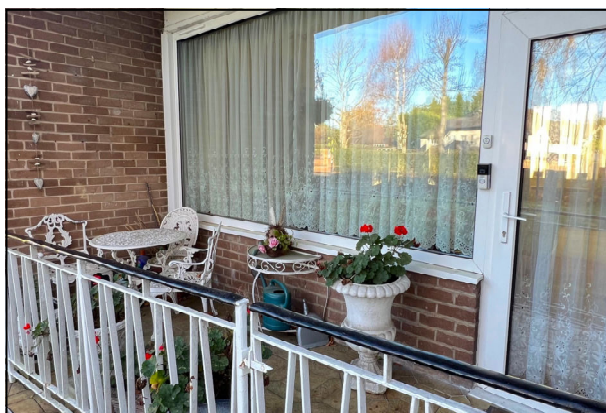
**COUNCIL TAX BAND:** E

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

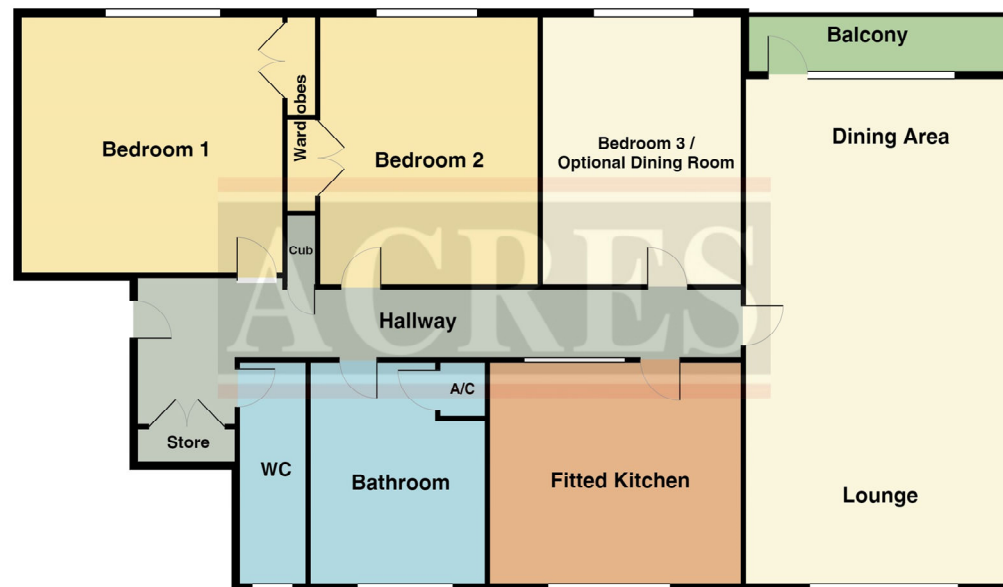
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Crown Lane, in turn off Streetly Lane/Walsall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		



Cherryl House, Seymour Gardens, 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.