

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- ◆ First floor flat
- ◆ One double bedroom
- ◆ Generous lounge
- ◆ Fitted kitchen with appliances
- ◆ Bathroom with white suite
- ◆ Communal parking & gardens
- ◆ Sought after location



***FLAT 2, KINGSTON COURT, 121 LICHFIELD ROAD, FOUR OAKS, B74 2RT - OFFERS AROUND £168,000***

This well presented, first floor apartment is set in a prime, central, sought after location, midway between Sutton Coldfield and Mere Green shopping centre, both of which offer a range of shops and restaurants and being just a short stroll from Four Oaks station and having a local bus service available. Complemented by electric heating and pvc double glazing (both where specified) and being offered with no upward chain the accommodation briefly comprises; hallway with storage cupboards off, spacious lounge with large windows letting in an abundance of light, fitted kitchen having a range of appliances, a double bedroom, well appointed bathroom with a white suite and a separate w/c. Externally The property is set amidst communal gardens and has communal parking.

Set back from the roadway behind a lawned gardens with driveway leading to the development, access is gained to the accommodation via canopy porch with glazed door and windows opening to:

**COMMUNAL HALLWAY:** Stairs off to first floor and door to:

**DEEP RECEPTION HALLWAY:** Wood effect flooring, two storage cupboards, doors off to:

**THROUGH LOUNGE 15'03" x 11'08"** Pvc double glazed windows to rear, electric wall mounted heater, coving to ceiling, carpet.

**FITTED KITCHEN:** 11" x 6" stainless steel sink and drainer one and a half bowl set into roll top work surfaces, complemented by wall, base and draw units, black ceramic hob with extractor over, built in oven and fridge, tiled splash backs, wood effect flooring, Pvc double glazed window to front, obscure pvc double glazed door to utility area which gives space for freezer and washing machine.

**BEDROOM ONE:** 14'11" x 9'09" Pvc double glazed window to front, wall mounted electric storage heater, coving to ceiling, carpet.

**WELL APPOINTED BATHROOM:** Matching white suite comprising, bath with shower over having a glazed splash screen, pedestal sink, tiled splash backs and tiled floor.

**OUTSIDE:** Communal gardens consisting of lawned areas and ample communal parking.



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

**COUNCIL TAX BAND:** A

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

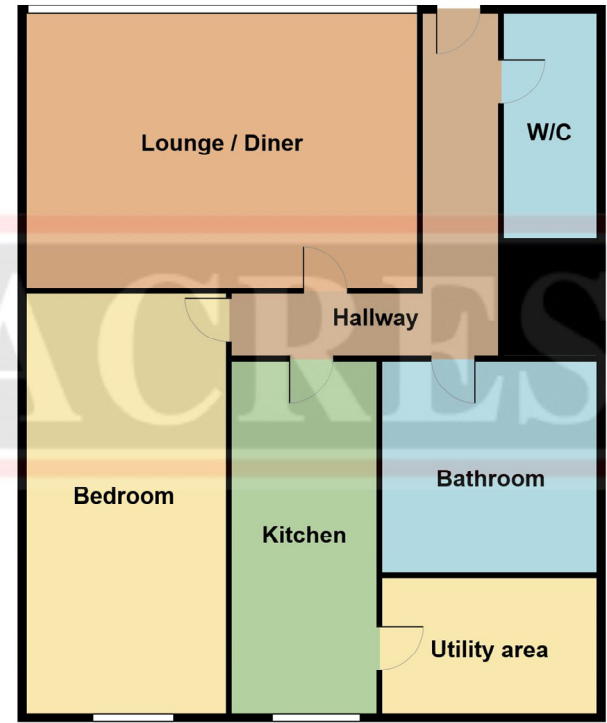
**VIEWING:** Highly recommended via Acres on 0121 323 3088

**LOCATION:** Set off Lichfield Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



Kingston Court, 121 Lichfield Road



PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL IDEA. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF 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.

