

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Ground floor maisonette
- ◆ Two double bedrooms
- ◆ Bathroom
- ◆ Rear lounge
- ◆ Kitchen
- ◆ Front and rear gardens
- ◆ Gas central heating
- ◆ NO UPWARD CHAIN
- ◆ Central, convenient location



16 MARLPIT LANE, FOUR OAKS, B75 5PN - OFFERS AROUND £175,000

Set in a central, convenient location, being approximately one mile from the heart of Mere Green and similarly placed for the Cross City rail line, the property has a local bus service within close proximity. Complemented by gas central heating and pvc double glazing (both where specified), we have been informed by the vendors that the property is to be sold with the benefit of an extended leasehold term. Briefly comprising reception hall, rear lounge/dining room, kitchen, two bedrooms, bathroom, gardens to front and rear belonging to No.16. To appreciate the property on offer, together with its further potential, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden, a pathway set to side gives access to the accommodation via a pvc front door having obscure double glazed inset opens to:

RECEPTION HALL: Radiator, wood laminate flooring, useful storage cupboard.

LOUNGE/DINING ROOM: 16' max / 8'7" min x 12'6" max / 10' min Pvc double glazed window to rear, coal effect electric fire set on a tiled hearth having recess and fire surround, double radiator, wood laminate flooring.

KITCHEN: 12' x 6'10" Pvc double glazed windows to front and side, single drainer sink unit having base unit beneath, there is a further range of fitted units to both base and wall level including drawers, rolled edge work surfaces having tiled splash backs, recesses for cooker, washing machine and fridge/freezer, wood laminate flooring.

BEDROOM ONE: 13' x 10' Pvc double glazed window to front, radiator, wood laminate flooring.

BEDROOM TWO: 9'9" x 9'3" Pvc double glazed window to rear, radiator.

BATHROOM: Pvc double glazed obscure window to front, matching suite comprising bath, wash hand basin, low flushing wc, tiled splash backs, radiator.

OUTSIDE: To the rear of the property is a dedicated garden having patio, timber shed, together with shrubs.



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TENURE: We have been informed by the vendor that the property Leasehold and that property will be sold on the basis that an extended leasehold term is to be provided on completion (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

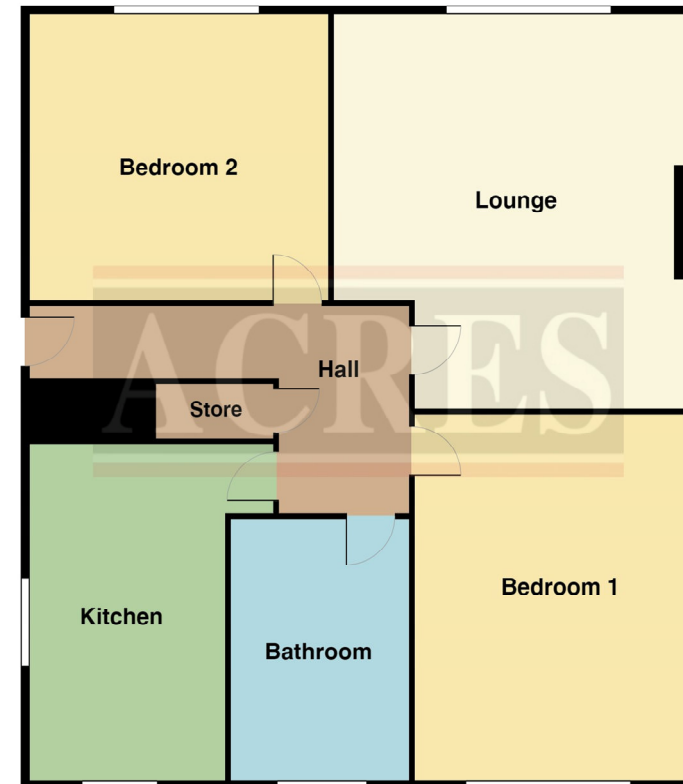
COUNCIL TAX BAND: B

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Willmott Road, in turn off Slade Road

Marlpit Lane, Four Oaks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.