

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Second floor flat
- ◆ Recently renovated
- ◆ Two double bedrooms
- ◆ Generous lounge
- ◆ Re-fitted open plan kitchen/diner
- ◆ Bathroom with white suite
- ◆ Communal gardens & parking
- ◆ Pvc double glazing
- ◆ Gas central heating
- ◆ Balcony & garage
- ◆ Sought after, central location.



5 TUDOR COURT, BELWELL LANE, FOUR OAKS, B74 4AN - OFFERS AROUND £260,000

This delightful, spacious, much improved, second floor flat is set in a central, convenient location just to short stroll to Mere Green shopping centre and is similarly placed for the Cross City rail line and local bus services. The property gives access to sought after schooling for all ages. Tudor Court has the added security of a intercom/door release system and features gas central heating, and PVC double glazing (both where specified) and communal parking at the rear of the development along with gardens to the front and rear. The accommodation is entered via a reception hall with double cloaks cupboard, there is a bright spacious lounge with balcony off, having an elevated tree lined aspect, rear open plan refitted kitchen and dining area, two double bedrooms with fitted wardrobes and white bathroom. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a communal lawned fore garden with various shrubs and mature trees, a pathway gives access to the following accommodation.

COMMUNAL ENTRANCE HALL: Security intercom/door release system, stairs off to second floor landing with window to rear, multi-locking front door opens to:

RECEPTION HALL: Feature obscure glazed front door, radiator, storage/cloaks cupboard.

SPACIOUS LOUNGE: 17'8" x 11'9" Pvc double glazed window to front with double glazed door to balcony, radiator, wood effect flooring.

OPEN PLAN FITTED KITCHEN AND DINING AREA:

Kitchen: 8'3" x 7'8" This open plan kitchen/diner has a matching range of high gloss handleless wall and base units incorporating a stainless steel sink with mixer tap set into marble style work tops with matching upstands flush fitting gas hob and elevated stainless steel oven with microwave over, integrated dishwasher, fridge and freezer, rear facing pvc double glazed window.

Dining Area: 11'7" x 9' Recently renovated to maximise the space having PVC double glazed window to rear fitted breakfast bar and space for table, radiator.

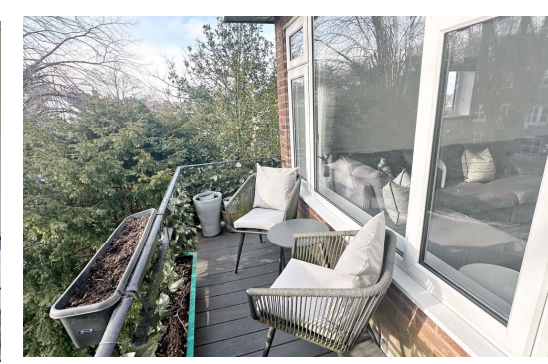
BEDROOM ONE: 15'5" x 10'5" Pvc double glazed window to front, double built in wardrobe, radiator.

BEDROOM TWO: 14'5" x 11'8" Pvc double glazed window to front, there are a range of built-in wardrobes and draw units, radiator.

BATHROOM: Pvc double glazed obscure window to rear, white suite comprising bath with shower over, wash hand basin, wc, complementary white tiled splash backs, chrome ladder style radiator.

SINGLE CAR GARAGE : Set to the rear, where there is also communal parking **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: There are communal gardens having lawn, mature trees and shrubs.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE:
prospective purchaser's

We have been informed by the vendor that the property Leasehold with an extended term (Please note that the details of the tenure should be confirmed by any Solicitor)

COUNCIL TAX BAND: C

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Tudor Court, Belwell Lane



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.