

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Second floor flat
- ◆ Extended leasehold term
- ◆ Two good sized bedrooms
- ◆ Spacious lounge/dining room
- ◆ Fitted kitchen with appliances
- ◆ Renewed white shower room
- ◆ Rear garage
- ◆ Set in a popular, central location
- ◆ NO UPWARD CHAIN



FLAT 5, BREDON COURT, HILL VILLAGE ROAD, FOUR OAKS, B75 5JD - OFFERS AROUND £175,000

This spacious, well presented and improved second floor flat is set in a central convenient location within short walking distance of public transport links including both local bus services as well as the cross city rail line. The property benefits from an extended Leasehold term and is further enhanced by the provision of pvc double glazing (where specified). Enjoying an elevated aspect, the property has a security/intercom door release system and briefly comprises welcoming reception hall leading to a spacious lounge/dining room; there is a fitted kitchen with integrated appliances, two good bedrooms and a bathroom provided with white suite. The property has communal gardens, parking to fore and a single car garage set to the rear. To fully appreciate the accommodation on offer, its true proportions and well presented, improved accommodation, we highly recommend an internal inspection.

Set back from the roadway behind lawned communal gardens with mature trees, a pathway gives access to the property which is entered via obscure glazed PVC double doors having side intercom/door release system.

COMMUNAL RECEPTION HALL: Door to rear accessing garages, stairs lead off to the second floor landing where there is a pvc double glazed window to front and glazed double doors opening to an enclosed rear balcony area providing useful storage/drying space, a multi locking front door gives access to:

WELCOMING RECEPTION HALL: Feature wood style flooring, double built in cloaks/storage cupboard.

SPACIOUS LOUNGE/DINING ROOM: 21'4" max/13'6" min x 12'10" max/7'6" min: Two pvc double glazed windows to front.

FITTED KITCHEN: 8'10" x 7'6": Pvc double glazed window to side, one and a half bowl stainless steel sink unit having base unit beneath; there are further fitted units to both base and wall level including drawers, stainless steel fitted oven having hob above in turn with extractor canopy over, washing machine being included, space for fridge freezer, rolled edge work surfaces with tiled splash backs, wood style floor covering.

BEDROOM ONE: 14' x 10'1" Pvc double glazed window to rear.

BEDROOM TWO: 11' 0" max x 8'2" min x 10'2" Pvc double glazed window to rear. Linen cupboard.

BATHROOM: Pvc double glazed obscure window to side, double walk-in shower cubicle with marble effect splash back panels and splash scree, vanity unit with inset wash hand basin, ladder style radiator, low level wc, wood effect flooring.

SINGLE CAR GARAGE: (Please check the suitability of this garage for your own vehicle): Located in a separate block to the rear and being No. 15, having up and over door.



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

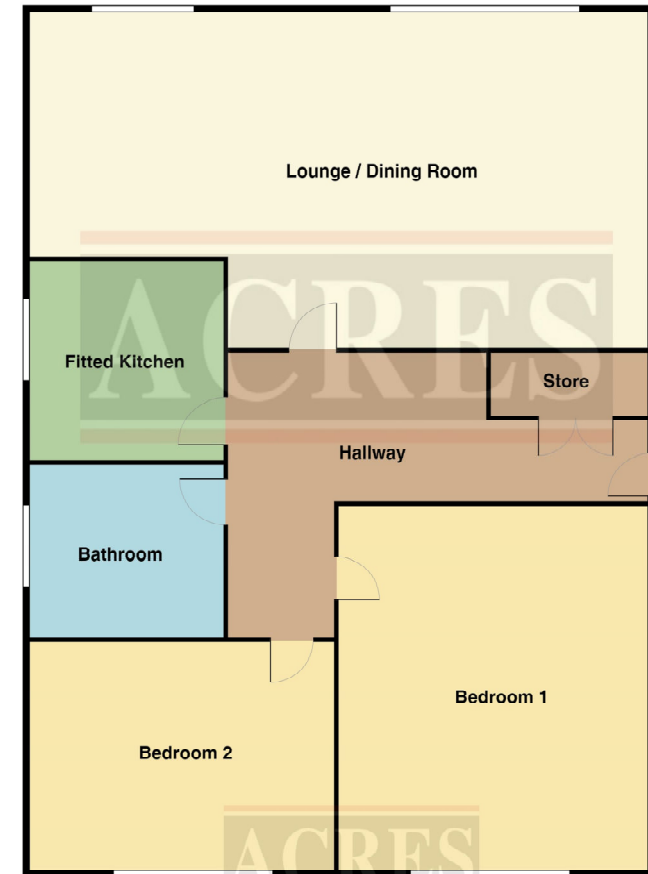
COUNCIL TAX BAND: B

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

Bredon Court, Hill Village Road, Four Oaks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 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.