

# ACRES

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

☎ 0121 323 3088



fouroaks@acres.co.uk

@ www.acres.co.uk



- ◆ Semi-detached retirement bungalow
- ◆ Two bedrooms
- ◆ Bathroom
- ◆ Lounge with patio doors to rear
- ◆ Fitted breakfast kitchen
- ◆ Private garden with patio area
- ◆ Side garage
- ◆ 24 hour on-site staff
- ◆ Emergency pull cord system
- ◆ No upward chain



***1 ST GEORGES COURT, OFF CLARENCE ROAD, FOUR OAKS, B74 4LL - OFFERS AROUND £250,000***

Occupying a superb position, this spacious, retirement bungalow has been well maintained throughout, benefits from a 24 hour on-site warden and offers the potential for updating/refurbishment. The property is situated near Hill Hook nature reserve and St. Georges Court is a retirement development comprising of apartments and bungalows. Within short walking distance of amenities, shops and cafes on Clarence Road and within close proximity to public transport links by way of bus links and the Cross City rail line at Butlers Lane station. The property is complemented by pvc double glazing and gas central heating (where specified) and briefly comprises fully enclosed porch, reception hall, lounge with patio doors opening to rear garden, fitted breakfast kitchen two bedrooms with fitted wardrobes and bathroom. Outside the property there is a private rear garden and single car garage to side having paved driveway for parking. To fully appreciate the potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a pathway with side shrub/flower borders, access is gained to the property via a pvc double glazed door opening to:

**FULLY ENCLOSED PORCH:** Double glazed door and windows, door opening to:

**RECEPTION HALL:** 16'8" x 4'2" Glazed door with storage cupboard, radiator.

**LOUNGE:** 17'1" x 12'10" Pvc double glazed patio doors to rear garden, radiator, emergency pull cord.

**FITTED KITCHEN:** 11'1" x 8'3" Pvc double glazed window to rear and obscure double glazed door to side, a range of matching units to fitted to both and wall level including drawers, stainless steel sink/drain unit, space for cooker, plumbing for washing machine, space for fridge/freezer,

**BEDROOM ONE:** 12'9 x 10' Pvc double glazed window to front, radiator, double built-in wardrobe, emergency pull cord.

**BEDROOM TWO/OPTIONAL DINING ROOM:** 9'10" x 9'1" Pvc double glazed window to front, radiator, built-in double wardrobe, emergency pull cord.

**BATHROOM:** 7'1" x 6'11" Pvc double glazed obscure window to rear, matching suite with bath having shower over, tiled walls/splash backs, low level wc, sink unit, radiator, emergency pull cord.

**GARAGE:** 17'5" x 8'11" Up and over garage door, power points, side glazed door **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** To the rear of the property is a private garden with patio area and lawn flanked by borders to sides having an abundance of shrubs and bushes, timber fencing.



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

**COUNCIL TAX BAND:** D

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

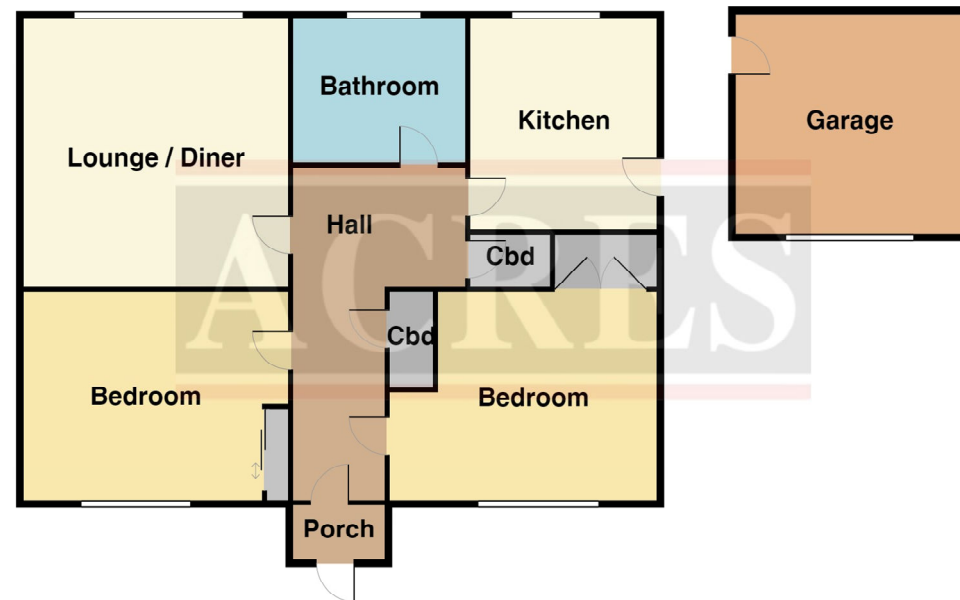
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Clarence Road, in turn off Rosemary Hill Road/Belwell Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



St Georges Court, Sutton Coldfield, B74 4LL



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.