

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Two double bedrooms
- ◆ Well appointed white bathroom
- ◆ Spacious rear lounge/dining room
- ◆ Comprehensively fitted kitchen with integrated appliances
- ◆ Rear garage & communal parking
- ◆ Security intercom/door release system
- ◆ Much improved & well presented.
- ◆ Set in a central, sought after location.



***1 HERMES COURT, CLARENCE ROAD, FOUR OAKS, B74 4AR - OFFERS AROUND £200,000***

This delightful, well presented and much improved, spacious, ground floor flat, is set in a central, convenient location, being just a short stroll from Butlers Lane train station, thus giving access to the Cross City rail line, the property is also served locally by regular bus services. Sutton Park with all its natural beauty, is positioned within only a few hundred metres radius, as is Mere Green shopping centre where there are a range of facilities and amenities including an array of restaurants. Complemented by pvc double glazing and individual thermostatically controlled programmable radiators (each where specified), to fully appreciate the property on offer, its true proportions and many features and improvements, we highly recommend an internal inspection. Briefly comprising communal entrance hall, open plan reception hall, spacious rear lounge/dining room, comprehensively fitted kitchen having a range of integrated appliances, additionally there are two bedrooms, both having fitted/built-in wardrobes and a well appointed white bathroom. To the rear there are communal gardens, together with a large communal parking area and the property also benefits from a single car garage.

Set back from the roadway behind a lawned fore garden with pathways, access is gained to the property via glazed double doors opening to:

**COMMUNAL PORCH:** Window to side, intercom/door release system, door to:

**COMMUNAL ENTRANCE HALL:** Accessing the property's front door into:

**OPEN PLAN RECEPTION HALL:** Storage cupboards, airing cupboard, wood laminate flooring.

**ATTRACTIVE, SPACIOUS LOUNGE:** 17'2" x 11'4" Wide pvc double glazed window to rear, two thermostatically controlled programmable radiators, wood laminate flooring.

**FITTED KITCHEN:** 11'6" x 7'2" Pvc double glazed window to front, one and a half bowl sink unit having base unit beneath, there is a further range of fitted units to both base and wall level including drawers, integrated fridge, freezer, dishwasher and washer/dryer, elevated stainless steel oven having additional combination oven/microwave above, flush fitting hob having stainless steel extractor canopy over, wood laminate flooring.

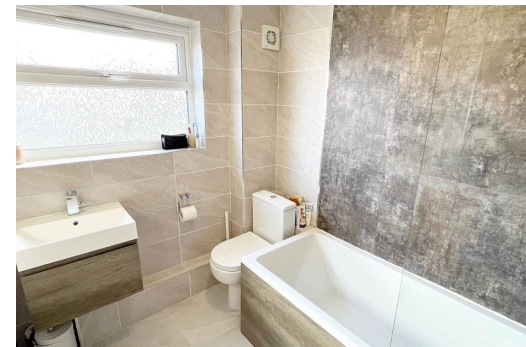
**BEDROOM ONE:** 15'9" max / 14'2" min x 10'6" max / 8'6" min Pvc double glazed window to rear, thermostatically controlled programmable radiator, four double fitted wardrobes to full width, wood laminate flooring.

**BEDROOM TWO:** 11' x 10'6" Pvc double glazed window to front, built-in double wardrobe, thermostatically controlled programmable radiator.

**WELL APPOINTED BATHROOM:** Pvc double glazed obscure window to front, matching white suite comprising bath having shower over and glazed splash screen, wall hung wash hand basin with base unit beneath, low flushing wc, tiled splash backs and floor, ladder style radiator.

**OUTSIDE:** Lawned rear garden and side driveway providing access to communal parking area and:

**SINGLE CAR GARAGE:** Set to the rear of the property **(Please check the suitability of this garage for your own vehicle)**



**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)

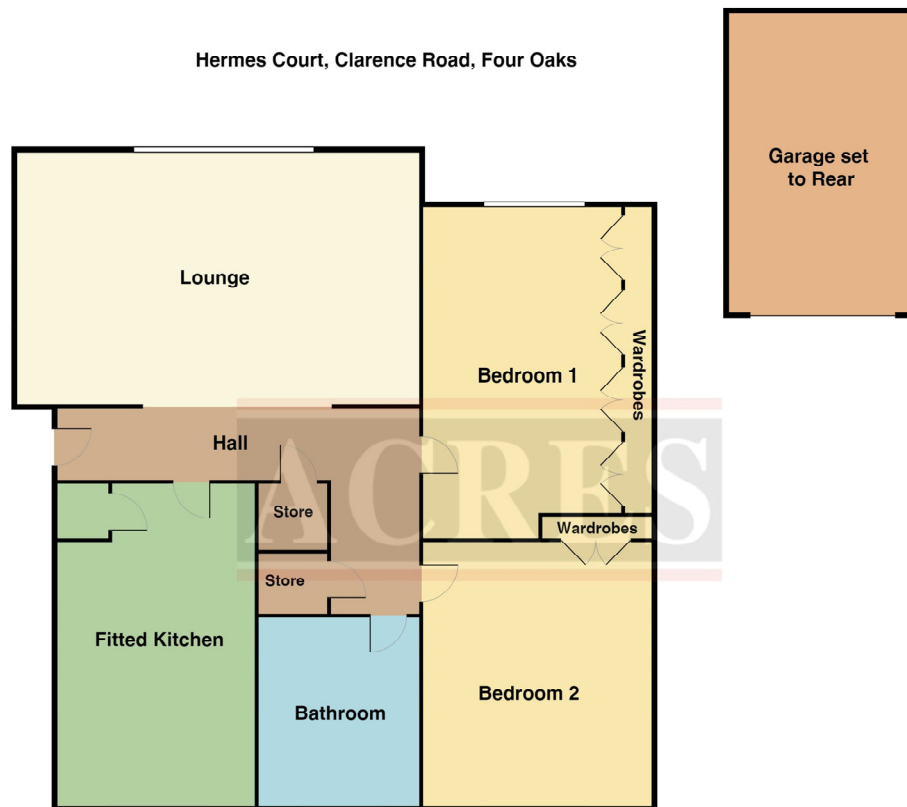
**COUNCIL TAX BAND:** B

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Hermes Court, Clarence Road, Four Oaks



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.