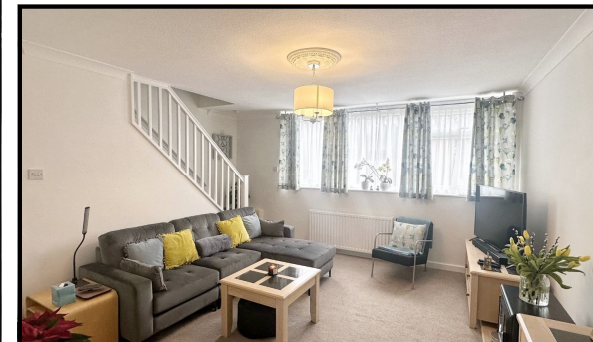


ACRES

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

- ◆ Spacious duplex apartment
- ◆ Two good size bedrooms
- ◆ Well appointed bathroom
- ◆ Spacious lounge
- ◆ Fitted kitchen dining area
- ◆ Garage and parking
- ◆ Communal gardens
- ◆ No upward chain
- ◆ Close to travel routes and amenities
- ◆ Adjacent to Sutton Park



18 LINKS VIEW, SUTTON COLDFIELD, B74 3EP - OFFERS AROUND £190,000

This delightful well presented and improved spacious duplex first and second floor maisonette has been finished to a high standard, complemented by gas central heating and pvc double glazing (both where specified) the property is set in a cul de sac adjacent to Sutton Park and within a few hundred metres of Streetly village where there is a range of facilities including shops and restaurants. Links View is centrally located for the Midlands motorway links together with excellent road links. Briefly comprising of reception hall with stairs to first floor landing, there is a spacious lounge with dining breakfast kitchen off, to the second floor there are two double bedrooms with both having fitted wardrobes together with a well appointed bathroom. To the rear of the property is access to communal gardens and also has a garage. To fully appreciate we highly recommend an internal inspection of this leasehold property set in council tax band C.

Set back from the roadway behind a lawned fore garden, access is gained to the property via a multi lock obscure double glazed inset opening to:-

RECEPTION HALL: Stairs leading to first floor.

FRONT LOUNGE: 14'5" x 12'04" Pvc double glazed window to front with radiator, stairs to second floor.

KITCHEN/DINING AREA: 15'2" x 9'8" Two pvc double glazed windows to rear, single drainer sink unit with mixer tap, wood effect work tops and white tiled surround, modern cream units fitted to both base and wall with integrated dishwasher, plumbing for washing machine, space for tall fridge freezer, stainless steel single oven and grill below, radiator and space for family dining table with tiled flooring.

STAIRS TO SECOND FLOOR: With airing cupboard and landing, doors leading to:-

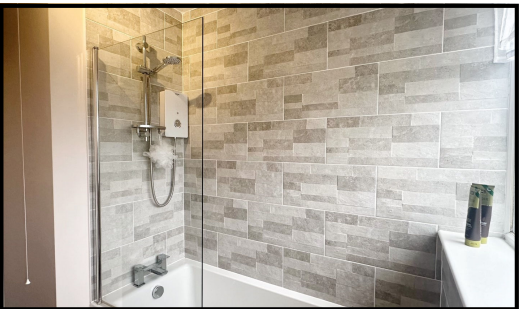
BEDROOM ONE: 12'3" x 10'9" Pvc double glazed windows to front with radiator below, double built-in wardrobe and a further storage cupboard.

BEDROOM TWO: 11'1" x 8'9" max Pvc double glazed window to rear with radiator beneath, built-in double wardrobe.

BATHROOM: 8'01" x 6'02" Obscure pvc double glazed window to rear, matching modern white suite comprising of a bath with shower above, glazed shower screen, wash hand basin with vanity unit, low level wc and modern tiled splashbacks, chrome ladder style radiator with tiled flooring.

GARAGE: 16'09" x 6'08" (please check these measurements are suitable for your own vehicle) Up and over garage door.

OUTSIDE: To the rear of the property there are communal gardens and off road parking available.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

COUNCIL TAX BAND: C

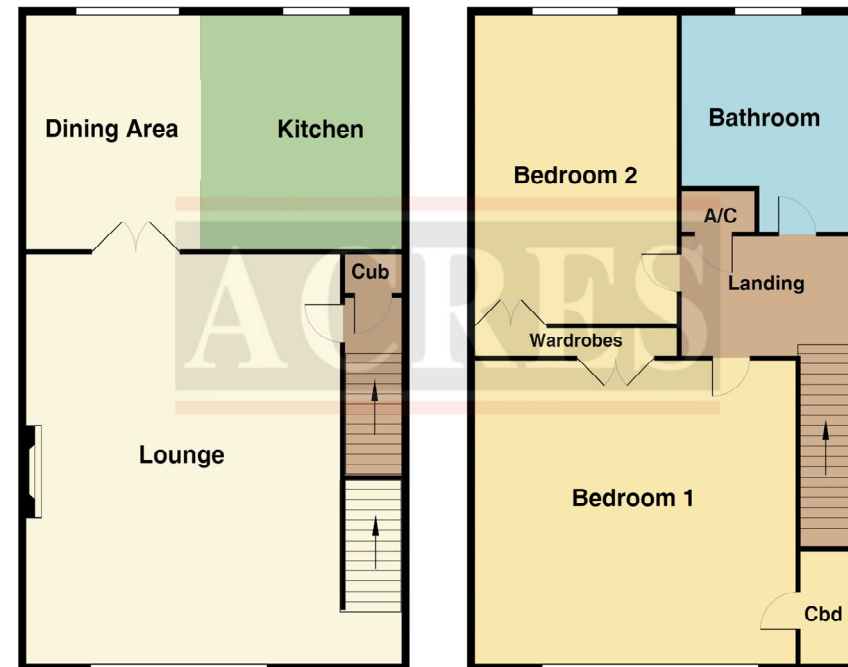
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Thornhill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Links View, Streetly



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.