

# ACRES

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

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- ◆ Second floor apartment
- ◆ Two bedrooms
- ◆ En-suite shower room to master
- ◆ Bathroom with white suite
- ◆ Generous breakfast kitchen
- ◆ Spacious lounge with balcony off
- ◆ Garage
- ◆ Open views over fields
- ◆ Close to public transport links
- ◆ Central, convenient location



***FLAT 20, 40 WYNDLEY CLOSE, FOUR OAKS, B74 4JD - OFFERS AROUND £245,000***

This well presented, spacious and much improved, second floor apartment, is set in a prime, central and convenient location, just a short stroll from the Cross City rail line at Blake Street station and bus services. Positioned close to local shops and well regarded schooling, the apartment enjoys views over open fields and has a balcony off the lounge, all of which to fully appreciate, we highly recommend an internal inspection. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises communal hall with side intercom/door release system, welcoming reception hallway, attractive lounge with balcony off overlooking fields, open plan breakfast kitchen, two bedrooms, the master having an en-suite shower room off, together with a well appointed bathroom provided with white suite. There additionally is a garage located in a separate block.

Set back from the roadway behind a pathway with mature shrubs and lawns, access is gained to the property via a communal door with intercom access into:

**COMMUNAL HALLWAY:** Stairs off, doors to:

**RECEPTION HALLWAY:** Radiator, built-in storage cupboard, doors off to:

**LOUNGE:** 14'6" max x 12'6" max Double glazed French doors to balcony, two radiators.

**BREAKFAST KITCHEN:** 17'1" max x 14'2" max Double glazed window to front, part double glazed door to balcony, having a range of stylish, eye and base level units with work surfaces over, inset one and a half bowl sink unit, induction hob with extractor over, fitted oven, built-in microwave, dishwasher, washing machine, fridge/freezer, radiator, tiled floor.

**BEDROOM ONE:** 17' x 9'9" Double glazed window to rear, a range of fitted wardrobes, radiator, door to:

**EN-SUITE SHOWER ROOM:** Matching suite comprising shower cubicle, built-in shower, low flushing wc, pedestal wash hand basin, heated towel rail, tiled floor, part tiled walls.

**BEDROOM TWO:** 10'6" x 9'2" Double glazed window to rear, radiator, fitted wardrobe with sliding mirrored doors.

**BATHROOM:** Matching suite comprising bath with shower over, low flushing wc, pedestal wash hand basin, heated towel rail, tiled floor, part tiled walls.

**GARAGE:** (Located in a separate block) 17'5" x 8'6" Up and over door to front. (Please check the suitability of this garage for your own vehicle)





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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

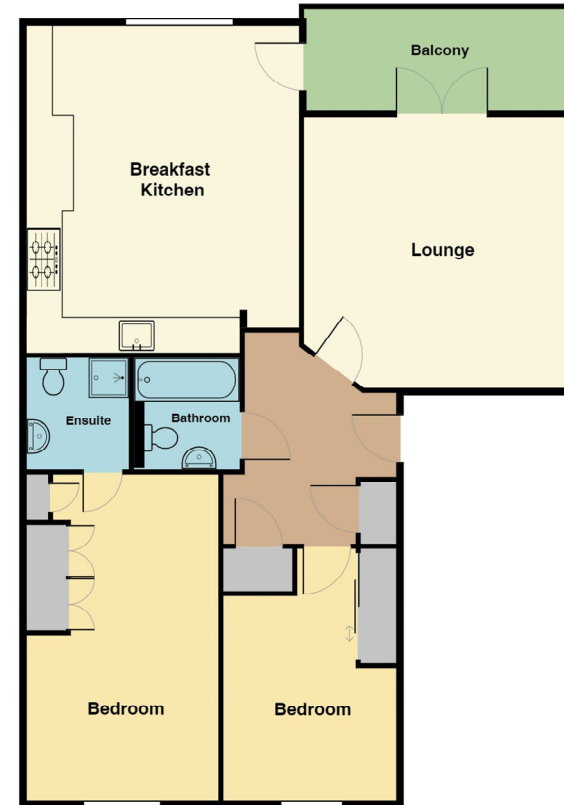
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

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

**LOCATION:** Set off Blake Street.

Wyndley Close, Sutton Coldfield, B74 4JD

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