

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Spacious ground floor flat
- ◆ Two bedrooms
- ◆ Generous lounge/dining room
- ◆ Modern fitted kitchen with integrated appliances
- ◆ Shower room
- ◆ Garage in separate block
- ◆ Close to amenities & public transport
- ◆ Extended leasehold term



FLAT 1, MALVERN COURT, VESEY CLOSE, WALSALL ROAD, FOUR OAKS, B74 4QN - OFFERS AROUND £225,000

This spacious, ground floor flat is set in a prime location and is within short walking distance of Mere Green shopping centre, with its variety of amenities, restaurants and shopping facilities. The property is also ideally placed for public transport links, having local bus services available and easy access to the Cross City rail line. Offering pvc double glazing and electric heating (both where specified), the property also benefits from having a substantial leasehold term remaining. Malvern Court is set towards the rear of the development at Vesey Close and enjoys a pleasant aspect over communal gardens. Briefly comprising reception hall, lounge with door to patio, fitted kitchen, two bedrooms, shower room and garage located in a separate block.

COMMUNAL ENTRANCE HALL: Having stairs off to all floors and door to:

WELCOMING RECEPTION HALL: Built-in storage cupboard, wall mounted electric heater, doors off to:

LOUNGE: 22'5" max / 16'8" min x 13'7" max / 8'11" min Double glazed windows to front, side and rear, two wall mounted electric heaters, , double glazed door to front leading to paved patio/terrace area.

FITTED KITCHEN: 8'4" x 7'10" Double glazed window to rear, having a range of modern wall and base level units with work surfaces over, one and a half bowl sink/drainers unit, integrated hob, oven and microwave, plumbing for appliance, tiled splash backs.

BEDROOM ONE: 13'11" x 12'3" Double glazed window to front, wall mounted electric heater, built-in cupboard.

BEDROOM TWO: 10' x 8'11" Double glazed window to rear, wall mounted electric heater.

SHOWER ROOM: Two frosted double glazed windows to rear, matching suite comprising shower cubicle with built-in shower unit, wash hand basin, low flushing wc, part tiled walls, electric heated towel rail, wall mounted electric heater.

GARAGE: 18'1" x 8'7" Located in a separate block. Up and over door to front **(Please check the suitability of this garage for your own vehicle)**

COMMUNAL GARDENS: There are extensive, landscaped and well tended communal gardens, having water features, large lawns, mature shrubs and trees and seating areas. The property itself also benefits from having access to its own patio area, accessed from the lounge.



TENURE: We have been informed by the vendor that the property Leasehold having an extended leasehold term (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 Walsall Road

Malvern Court, Vesey Close, Sutton Coldfield, B74 4QN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	37 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.

