

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Ground floor flat
- ◆ Extended leasehold term
- ◆ Two bedrooms
- ◆ Bathroom
- ◆ Open plan lounge with kitchen/dining area
- ◆ Garage
- ◆ Adjacent to Sutton Park
- ◆ Sought after location



7 LINKS VIEW, STREETLY, B74 3EP - OFFERS AROUND £180,000

This spacious, well presented and much improved, ground floor flat is set in a well regarded, sought after cul-de-sac location off Thornhill Road, the property is adjacent to Sutton Park and is within a few hundred yards of both Streetly Village, as well as further facilities/amenities on Chester Road. Complemented by gas central heating and pvc double glazing (both where specified), the property further benefits from an extended leasehold term. Briefly comprises enclosed porch, spacious lounge/dining area and kitchen with appliances, two double bedrooms, both having built-in storage/wardrobes and a family bathroom. The property additionally benefits from a garage, communal gardens and parking. All of which to fully appreciate, we highly recommend an internal inspection.

Having communal lawns to fore, a pathway gives access to the accommodation via:

ENCLOSED PORCH: Pvc double glazed doors and windows, access via front door into:

OPEN PLAN LOUNGE/DINER: 24'8" x 11'7"

Lounge: Pvc double glazed window to front, laminate flooring, wall mounted electric sockets for media wall, radiator.

Kitchen: Pvc double glazed window to rear, stainless steel sink unit set into square edged work surfaces, matching units fitted to both base and wall level including drawers, inset four ring hob and extractor canopy above, tiled splash backs, integrated oven, fridge/freezer & dishwasher, breakfast bar having space for 2 stools.

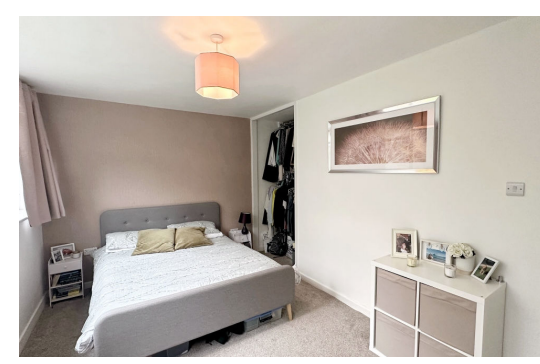
INNER HALLWAY: 10'5" x 2'11" Two useful storage cupboards off, access to:

BEDROOM ONE: 15'1" x 9'4" Pvc double glazed window to rear, built-in wardrobes, radiator.

BEDROOM TWO: 11'7" x 11'7" Pvc double glazed window to front, built-in wardrobe, radiator.

BATHROOM: 10' x 6'3" Obscure pvc double glazed window to rear, matching suite comprising bath with shower over and glazed splash screen, sink with vanity unit beneath, low level wc, wood effect flooring, splash backs, storage cupboard with plumbing for washing machine & space for tumble dryer, radiator.

GARAGE: 16'4" x 7'10" Being No.12 (Please check the suitability of this garage for your own vehicle)



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: 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	71 c	76 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.