

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ First floor flat
- ◆ Three bedrooms
- ◆ Good sized bathroom
- ◆ Spacious lounge
- ◆ Fitted kitchen
- ◆ Dining room/bedroom three
- ◆ Garage set to rear
- ◆ Attractive tree lined aspect
- ◆ Communal parking & gardens
- ◆ NO UPWARD CHAIN



**8 CEDARWOOD, FOUR OAKS ROAD, FOUR OAKS, B74 3ET - OFFERS AROUND £280,000**

Set in an outstanding central location, just a short stroll from Four Oaks station offering access to the Cross City rail line, the property additionally has local bus services readily available, together with Mere Green shopping centre. Complemented by pvc double glazing and gas central heating (both where specified), the property additionally has the security of an intercom/door release system and is set amidst well maintained mature, communal gardens with a pleasant tree lined aspects to both front and rear. Positioned on the first floor the property briefly comprises reception hall with storage cupboards, spacious rear lounge with archway opening to dining room, which could be utilised with some slight conversion to provide the option of a third bedroom. There is a kitchen set to the front and additionally, three bedrooms, both having wardrobes together with a white bathroom. Set to side you will find a large communal parking area and furthermore, the properties garage is set to the rear, all of which, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac driveway providing large communal parking area, there are lawns, shrubs and bushes providing a good screen from Four Oak Road, access is gained to the property via a double glazed door having a side intercom/door release system opening to:

**COMMUNAL ENTRANCE HALL:** Door leading to rear garden/garage area, stairs rise to the first floor where there are further PVC double glazed windows together with the properties front door opening to:

**RECEPTION HALL:** Radiator, three built-in storage cupboards, doors off and door way to:

**LOUNGE:** 18' x 12'11" Two double glazed windows to front, radiator.

**FITTED KITCHEN:** 12'11" x 6'10" Double glazed window to rear, there is a range of wall and base level units with work surfaces over incorporating an inset one and a half bowl sink single drainer sink unit, spaces for appliances, tiled splash backs, tiled floor.

**BEDROOM ONE:** 13' x 11'11" Double glazed window to front, radiator, built-in wardrobe.

**BEDROOM TWO:** 11' x 10'9" Double glazed window to side, radiator, built-in wardrobe.

**BEDROOM THREE:** 11' x 9'7" Double glazed window to side, radiator, built-in wardrobe.

**BATHROOM:** Matching suite comprising bath, shower cubicle with built-in shower, pedestal wash hand basin, low flushing wc, part tiled walls, radiator.

**GARAGE:** Being numbered No.7 and set in a separate block to the rear. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Furthermore, set to the rear you will find a lawned rear garden having central cedarwood tree, together with borders having a variety of shrubs and bushes, paved pathway.



**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 towards Four Oaks Station.

Cedarwood, Four Oaks Road, Sutton Coldfield, B74 2SH

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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.