

ACRES

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

I/we can confirm the details are correct and all items mentioned therein are owned by me/us. Furthermore planning permission and/or building regulation approval consents have been obtained for any alterations.

PLEASE NOTE WE CANNOT ISSUE YOUR SALES PARTICULARS UNLESS THEY HAVE BEEN SIGNED OFF ABOVE.

- ◆ Second floor apartment
- ◆ Two double bedrooms
- ◆ Well appointed white bathroom
- ◆ Attractive lounge/dining room
- ◆ Comprehensively fitted kitchen with integrated appliances
- ◆ Two allocated car parking spaces
- ◆ Set in a gated development
- ◆ Gas central heating



36 BAKER COURT, 188b LICHFIELD ROAD, FOUR OAKS, B74 2TX - OFFERS AROUND £200,000

This well presented, attractive and spacious apartment, is set in a prime, central and well regarded location, just a short stroll from Mere Green shopping centre, where you will find an array of facilities and additionally is ideally located for excellent public transport links, including the Cross City rail line at Four Oaks station. Offering gas central heating and pvc double glazing (both where specified) the property has the added security of a main intercom/door release system, together with the development being accessed via electric gates. Thoughtfully designed and attractive open plan living accommodation, to fully appreciate the property on offer, we highly recommend an internal inspection. Briefly comprising deep reception hall, open plan lounge/dining room with Juliet balcony, comprehensively fitted kitchen having integrated appliances, there are two double bedrooms, the first having built-in wardrobes and additionally a white bathroom. The property also benefits from having two allocated parking spaces.

The development is accessed via a driveway having electric gates with side intercom system. A deep driveway leads to Baker Court, with pathway accessing the property via the main front door, once more having intercom system, opening to:

COMMUNAL ENTRANCE HALL: Stairs off to second floor landing where there are pvc double glazed windows and the property's front door opens to:

DEEP RECEPTION HALL: Three pvc double glazed windows to rear, double built-in cloaks/storage cupboard, radiator.

LOUNGE/DINING ROOM: 17'7" x 9'6" Pvc double glazed window to front, further pvc double glazed double French doors opening to Juliet balcony, double radiator, oak flooring.

OPEN PLAN FITTED KITCHEN: 8' x 7'1" Pvc double glazed window to rear, one and a half bowl sink unit set into rolled edge work surfaces with upstands, there is a range of fitted units to both base and wall level including drawers, integrated fridge/freezer, washing machine/dryer, stainless steel gas hob having concealed extractor canopy above, electric oven beneath, tiled floor.

BEDROOM ONE: 11'1" max / 9' min x 10'4" plus door recess Pvc double glazed window to front, double radiator, double built-in wardrobe, oak flooring.

BEDROOM TWO: 13'1" x 9' Pvc double glazed window to front, double radiator, oak flooring.

BATHROOM: Obscure pvc double glazed window to rear, matching white suite comprising bath having shower over, glazed splash screen, vanity wash hand basin with double base unit beneath, side storage/display ledge, low flushing wc, tiling to walls and floor, fitted mirror, chrome ladder style radiator.

OUTSIDE: We have been informed by the vendor that the property has two allocated car parking spaces.



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 blinds are included within the sale.

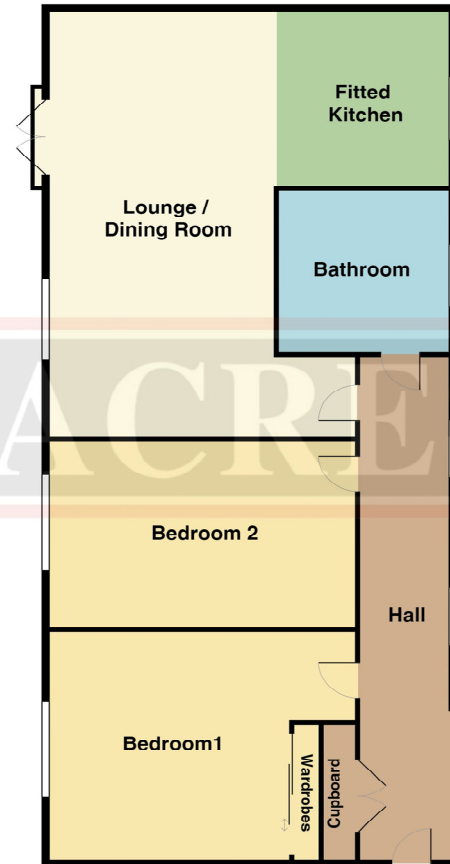
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off the main Lichfield Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Bakers Court, 188b Lichfield Road,
Four Oaks**



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.