

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ First floor apartment
- ◆ One double bedroom with built-in wardrobe
- ◆ Bathroom with white suite
- ◆ Open plan lounge/fitted kitchen
- ◆ Communal gardens
- ◆ Allocated parking space
- ◆ NO UPWARD CHAIN
- ◆ Central, convenient location



***9 OAKWOOD, 377 LICHFIELD ROAD, SUTTON COLDFIELD - OFFERS AROUND £195,000***

This well presented, attractive and spacious first floor 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. Thoughtfully designed and attractive open plan living accommodation, to fully appreciate the property on offer, we highly recommend an internal inspection. Briefly comprising reception hall, open plan lounge/fitted kitchen, bedroom with built-in wardrobe and a bathroom with modern white suite. The property also benefits from having an allocated parking space.

Set back from the roadway behind a driveway flanked by shrubs and bushes, there is a block paved pathway giving access to the property's front door with side intercom/door release system, opening to:

**COMMUNAL RECEPTION HALL:** Having lighting, stairs off to all floors together with lift, the property's front door opens to:

**ENTRANCE HALL:** Two built-in cupboards, doors off to:

**OPEN PLAN LOUNGE/KITCHEN:** 23'2" max x 9'1" min Having a range of modern eye and base level units with work surface over incorporating single drainer sink unit, hob, oven, extractor hood, built-in washing machine, built-in fridge/freezer, two central heating radiators, double glazed windows to front and side.

**BEDROOM:** 10'7" x 9'0" max Having central heating radiator, built-in cupboard, double glazed window to front.

**BATHROOM:** Matching white suite having bath, enclosed shower cubicle with built-in shower, low flushing w.c., pedestal wash hand basin, part tiled walls, central heating radiator.

**GARAGE:** Located in a separate block **(Please check the suitability of this garage for your own vehicle)**

**COMMUNAL GARDENS:** Mainly lawned area surrounded by mature trees and timber fencing.



**TENURE:** We have been informed by the vendor that the property is Leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

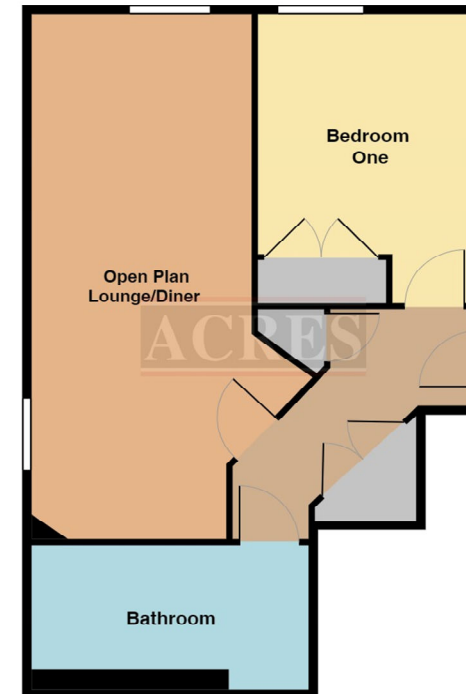
**COUNCIL TAX BAND:** C

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

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

Oakwood, Lichfield Road, Four Oaks, Sutton Coldfield, B74 4DT

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.