

# ACRES

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- ◆ Gated apartment development
- ◆ First floor with lift access
- ◆ Two double bedrooms with wardrobes
- ◆ White en-suite shower room
- ◆ White bathroom
- ◆ Substantial, spacious lounge/dining room
- ◆ Fitted breakfast kitchen with appliances
- ◆ Two allocated parking spaces
- ◆ Video entry/security system
- ◆ Communal gardens
- ◆ Visitor parking space



***4 GOODWOOD HOUSE, CHELTENHAM MEWS, FOUR OAKS, B74 2UQ — OFFERS AROUND £425,000***

This substantial first floor apartment is set in a central, convenient location upon an exclusive development off Four Oaks Road. Constructed by Crest Homes approximately 13 years ago, the property is set within only short walking distance of the cross city rail line at Four Oaks Station and has local bus services available; additionally Mere Green is accessed via a short walk through The Fordrough. Complemented by gas central heating and pvc double glazing (both where specified), the property is set in a gated development having security video intercom/door release system. Accessed via a large welcoming reception hall having storage cupboards off, there is a spacious lounge/dining room, fitted breakfast kitchen having an array of integrated appliances and double French doors opening to a Juliet front-facing balcony; additionally there is a separate utility room. The property offers two double bedrooms, the master having fitted wardrobes and a white en-suite shower room; furthermore there are fitted wardrobes to bedroom two and a family bathroom once more provided with white suite. The development has communal gardens and allocated twin car parking spaces to the front along with visitor parking. To fully appreciate the property on offer, together with its true proportions, we highly recommend an internal inspection.

Set back from the roadway behind twin remote controlled electric gates having side intercom/door release system and pedestrian access, access is given to the parking area where the property has two allocated parking spaces and additional visitor parking; the property has well tended gardens with shrubs and bushes and is accessed via a pathway leading to a double glazed door having side intercom/door release video entry system.

**COMMUNAL ENTRANCE HALL:** Double glazed windows to front, wall heaters, stairs and elevator off to large first floor landing with door opening to:

**INNER HALLWAY:** Having further heating. The property's front door opens to:

**LARGE WELCOMING RECEPTION HALL:** 13'2" x 8' min plus door recess: Two double built in storage/cloaks cupboards, double radiator.

**SPACIOUS LOUNGE/DINING ROOM:** 20'8" max/17'3" min x 17'3": Pvc double glazed bay window to front, two double radiators, wall mounted coal effect electric fire.

**FITTED BREAKFAST KITCHEN:** 13' x 9'5": Pvc double glazed double French doors to front with Juliet balcony, one and a half bowl stainless steel sink unit set into granite work surfaces with upstands and tiled splash backs; there are a comprehensive range of fitted units to both base and wall level including drawers, concealed dishwasher, fridge and freezer, stainless steel oven with matching gas hob having splash back and extractor canopy over.

**UTILITY ROOM:** 5'4" x 4'8": One and a half bowl sink unit set into granite work tops with upstands, fitted wall and base units, integrated washing machine. Airing cupboard.

**BEDROOM ONE:** 12'10" max/10'10" min x 12'7" plus door recess: Pvc double glazed window to rear, radiator, two double fitted wardrobes with matching fitted dressing table and drawers.

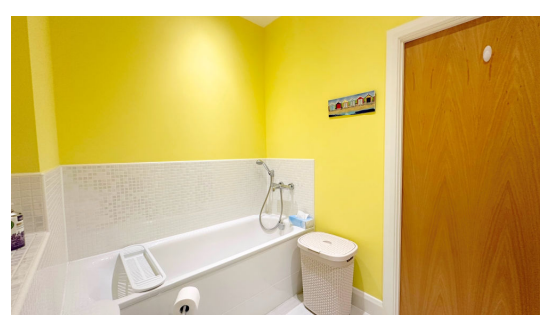
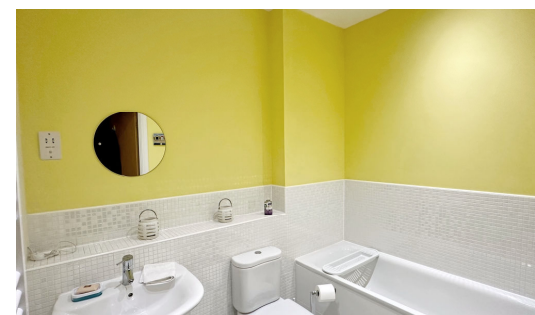
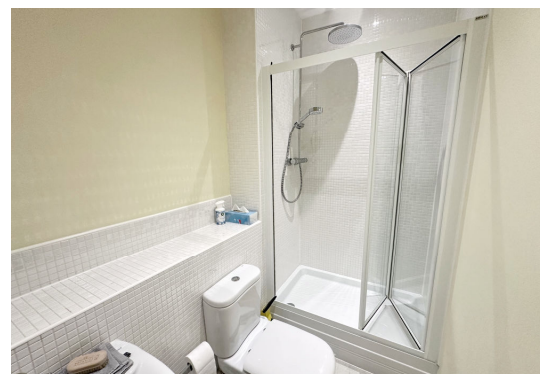
**EN-SUITE SHOWER ROOM:** Well appointed white suite comprising large shower cubicle with glazed splash screens and tiled splash backs, wash hand basin, low flushing wc, tiled storage/display ledge, ladder style radiator.

**BEDROOM TWO:** 11'6" max/9'6" min x 10'4": Pvc double glazed double French doors open to front with Juliet balcony, double radiator, double fitted wardrobe, matching tall drawer unit, fitted desk to dressing table.

**FAMILY BATHROOM:** Matching white suite comprising bath having shower over and tiled splash backs, wash hand basin, low flushing wc, further tiling with tiled storage/display ledge, chrome ladder style radiator.

**COMMUNAL GARDENS:** Having further lawn to rear with shrubs, bushes and flower beds.

**ALLOCATED PARKING:** We understand the property has twin allocated parking spaces set to the front.



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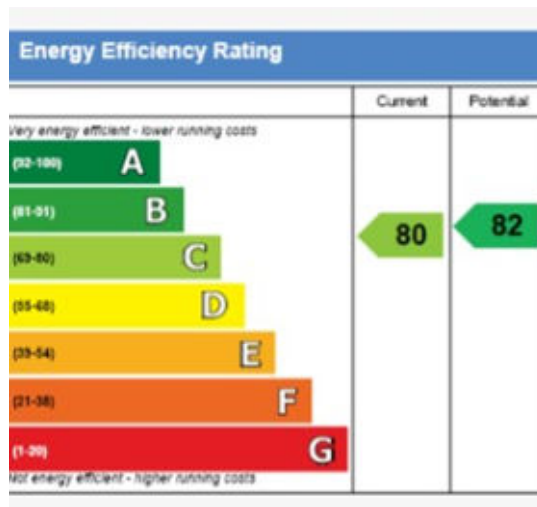
**TENURE:** We have been informed by the vendor that the property is Leasehold . (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND:** E.

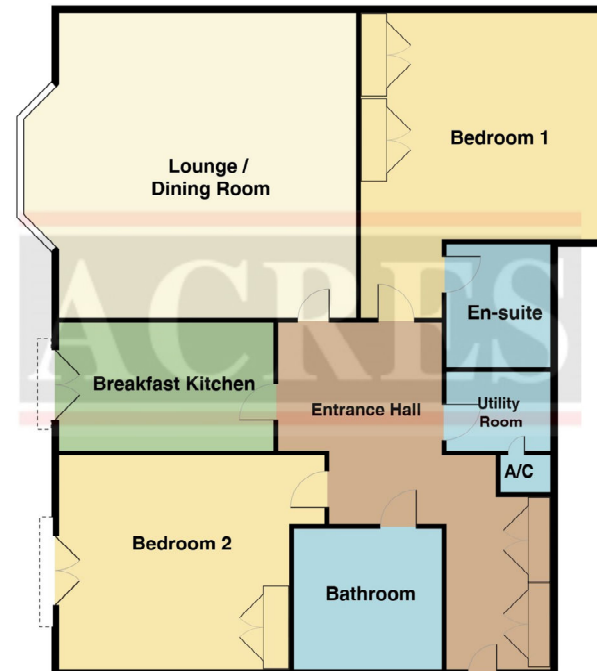
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

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

**LOCATION:** Set off Four Oaks Road.



Goodwood House, Chetenham Mews, 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.