

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Spacious ground floor apartment
- ◆ Double bedroom with fitted wardrobes and drawers
- ◆ Well appointed shower room and separate w.c.
- ◆ Sizeable lounge with dining area and patio
- ◆ Fitted kitchen with integrated appliances
- ◆ Single garage to rear
- ◆ Set in a sought after location
- ◆ Delightful communal gardens



11 WINCHESTER COURT, VESEY CLOSE, FOUR OAKS B74 4QN - OFFERS AROUND £185,000

Set within a desirable prime and central, sought after location, this delightful development offers a one bedroomed, ground floor apartment benefitting from an extended leasehold term. This spacious property has been much improved and is just a short stroll from local shopping amenities at The Crown and readily available bus links located directly to the front of the development. Further shopping facilities, restaurants and coffee shops are available via a short drive to Mere Green and the property offers access to the Cross City railway line at Four Oaks station. Benefitting from PVC double glazing (where specified), this appealing apartment briefly comprises, well maintained communal entrance, welcoming reception hall, sizeable lounge with dining area, patio door leading to paved patio area looking on to communal gardens, fitted kitchen, one double bedrooms with fitted wardrobes and drawers, a well appointed shower room and separate w.c. Externally, the property offers beautifully landscaped gardens with central drive providing access to rear parking and garages. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac drive, a paved path separates communal gardens and access to the property is gained via a double glazed, communal wooden door with windows to side, intercom/door release into communal hall, an obscure glazed wooden door. Access to the property is via:

ENTRANCE HALL: Having multi lock entrance door.

HALLWAY: 17'5" x 4'7" Wood effect flooring, electric heater and useful storage cupboard.

SPACIOUS LOUNGE: 17'11 x 12'10" PVC double glazed window to rear, PVC double glazed door to side, feature fireplace with surround, wood effect flooring and electric heater.

FITTED KITCHEN: 8'4" x 7'9" PVC double glazed window to rear with wood effect, square edged worksurfaces with a double sink/drain unit, a range of cupboards fitted to both base and wall, tiled splashback, integrated grill and oven, hob with extractor canopy over, integrated fridge freezer, dishwasher and washing machine.

BEDROOM: 18'6" x 12'10" PVC double glazed windows to rear and side, bespoke, built-in wardrobes and chest of drawers comprising, three double wardrobes, two chests of drawers and dressing table with matching bedside cabinets, under floor heating.

OUTSIDE: Patio slabs with sitting area overlooking well maintained, delightful communal gardens.

GARAGE: 18'6" x 8'3" Up and over garage door.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

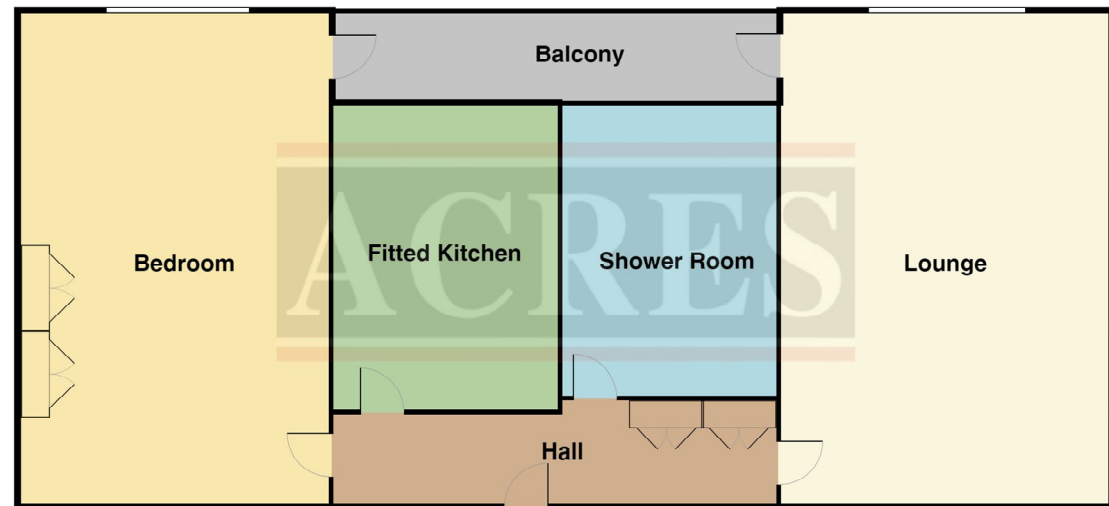
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Walsall Road



Winchester Court, Vesey Close, 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.