

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- ◆ Spacious first floor flat
- ◆ Two bedrooms
- ◆ En-suite shower room
- ◆ Bathroom
- ◆ Generous lounge with dining area
- ◆ Fitted kitchen with breakfast bar
- ◆ Balcony overlooking gardens
- ◆ Garage in separate block
- ◆ Outstanding communal gardens



***4 THE SYCAMORES, VESEY CLOSE, FOUR OAKS, B74 4QL - OFFERS AROUND £290,000***

This spacious, first floor flat, is set in a prime location, within short walking distance of Mere Green shopping centre, which has a variety of amenities, restaurants and cafes, along with local shops at 'The Crown'. Ideal for public transport links by way of local bus services and the Cross City rail line at Four Oaks station. Offering pvc double glazing and gas central heating (both where specified), the property also benefits from an extended leasehold term. The Sycamores is set towards the side of the development at Vesey Close and enjoys a pleasant aspect over outstanding communal gardens from the balcony. Briefly comprising reception hall, lounge/dining area with door to balcony, fitted kitchen, two bedrooms, the master having an en-suite shower room, additional bathroom and garage located in a separate block. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway beyond a service road off the main Walsall Road, access is gained to the property via a paved walkway with side lawned areas, the main door has a security intercom/door release system into:

**COMMUNAL HALLWAY:** Stairs to first floor, door to:

**RECEPTION HALL:** 12'3" x 4'10" Multi-locking front door with useful storage cupboard, radiator, doors to:

**LOUNGE/DINING ROOM:** 22'8" x 13'5" Pvc double glazed sliding door to balcony, pvc double glazed windows to front and rear, three radiators.

**FITTED KITCHEN:** 12'10" x 7'11" Pvc double glazed window to front, there is a range of matching units fitted to base and wall level including pan drawers, integrated oven, grill & microwave, stainless steel sink, wood effect work surfaces, integrated fridge/freezer and dishwasher, plumbing for washer/dryer machine, breakfast bar, radiator.

**BEDROOM ONE:** 13'5" x 11' Pvc double glazed window to side, built-in overhead storage cupboards, radiator, access to:

**EN-SUITE SHOWER ROOM:** 6'10" x 5'5" Obscure pvc double glazed window to rear, white suite comprising shower cubicle with glazed doors, tiled walls, sink with vanity unit, low level wc, ladder style radiator.

**BEDROOM TWO:** 10'6" x 10'1" Pvc double glazed window to side, radiator.

**BATHROOM:** 6'9" x 5'5" Matching suite comprising bath having shower over, sink unit, low level wc, tiled walls, storage/display ledge with fitted mirror, radiator.

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

**COMMUNAL GARDENS:** Well maintained, delightful communal gardens having mature lawns, trees and shrub, bush and flower borders, with seating areas, pathways & duck pond.



**TENURE:** We have been informed by the vendor that the property is Leasehold having an extended term remaining (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

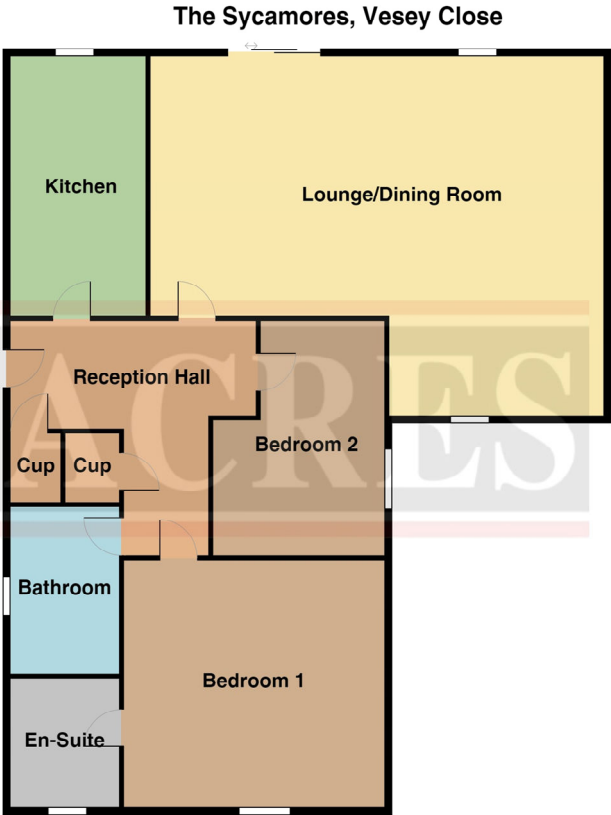
**COUNCIL TAX BAND:** D

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

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

**LOCATION:** Set off Walsall Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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.