

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ♦ Two good bedrooms
- ♦ White bathroom suite
- ♦ Spacious Lounge
- ♦ Open plan breakfast kitchen
- ♦ Communal gardens
- ♦ Security intercom/door release system
- ♦ Ground floor flat
- ♦ Set close to Streetly Village & Sutton Park
- ♦ NO UPWARD CHAIN



27 CEDAR COURT, EASTMOOR CLOSE, STREETLY, B74 3JS - OFFERS AROUND £190,000

Set in a well regarded, convenient location within a short walking distance of Streetly Village where you will find a variety of shops, restaurants and further amenities, the property is similarly placed for the delights of Sutton Park. Complemented by PVC double glazing and having partial storage heating, this spacious, ground floor flat additionally has the security of a main door intercom/door release system. Eastmoor Close is a mature development of apartments which is set amidst lawned gardens having substantial shrubs, trees and bushes with views accordingly. Additionally, the property has communal parking areas. To fully appreciate the property on offer, it's spacious proportions and delightful location, we highly recommend an internal inspection. Briefly comprising, communal entrance hall, open plan reception area to a breakfast kitchen, front lounge having tree lined aspect, inner hallway, two bedrooms, both having built-in wardrobes, white bathroom suite.

Access to the property is gained via a pedestrian right of way from Foley Road East or via communal parking areas set to the side where there is courtesy lighting, shrubs and bushes together with a lawned areas. A glazed door with side intercom/door release system gives access to:

COMMUNAL ENTRANCE HALL: PVC double glazed windows and doors to rear, timber stained door opens to:

OPEN PLAN RECEPTION AREA: Having storage cupboard off.

FITTED BREAKFAST KITCHEN: 13'6" x 9'0" PVC double glazed window to rear, single drainer sink unit having base unit beneath, a further range of fitted units to both base and wall level, including doors, integrated electric oven having hob, space for fridge and freezer, timber worksurfaces having tiled splashbacks, wood laminate flooring. Cupboard having storage shelving and plumbing/space for washing machine. Deep pantry cupboard.

FRONT LOUNGE: 15'2" x 13'0" PVC double glazed window and double glazed French door to fore, storage heater, wood laminate flooring.

INNER HALLWAY: Airing cupboard.

BEDROOM ONE: 13'2" x 12'9" PVC double glazed window to front, double built-in wardrobe.

BEDROOM TWO: 11'9" x 9'4" PVC double glazed window to side, double built-in storage cupboard.

BATHROOM: PVC double glazed obscure window to rear, matching white suite comprising bath having mixer shower, wash hand basin, low flushing w.c., tiled splashbacks, chrome heated towel rail, tiled flooring.

OUTSIDE: Set to the rear is a communal lawned garden with seating area, mature shrubs and bushes.

COMMUNAL PARKING AREA:



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

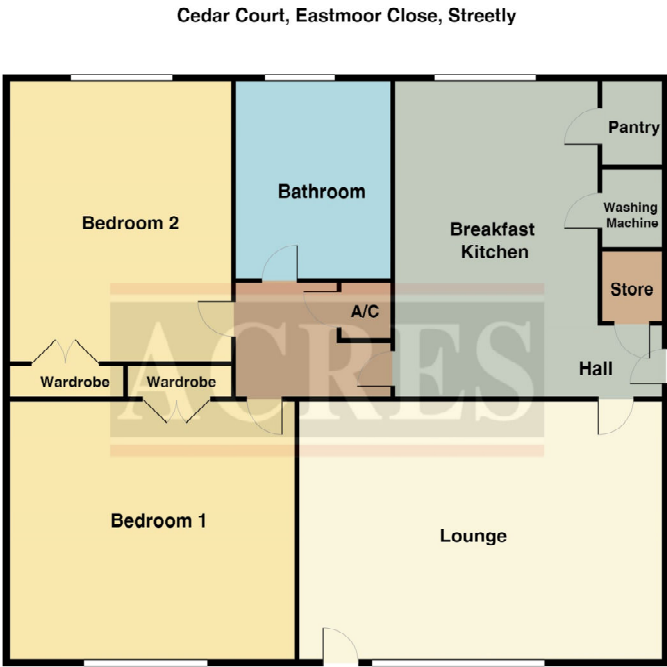
COUNCIL TAX BAND: C

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

VIEWING: Recommended via Acres on 0121 323 3088

LOCATION: Set off Foley Road East

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 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.

