

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Ground floor apartment
- ◆ Two bedrooms
- ◆ En-suite shower room to master
- ◆ Bathroom with white suite
- ◆ Generous breakfast kitchen
- ◆ Spacious lounge
- ◆ Close to excellent public transport links & open fields
- ◆ Allocated parking space
- ◆ NO UPWARD CHAIN



FLAT 2, 40 WYNDLEY CLOSE, FOUR OAKS, B74 4JD - ASKING PRICE — £235,000

This well presented, spacious, well presented, ground floor apartment, is set in a central, sought after location, just a short stroll from the Cross City rail line at Blake Street station and readily available bus services. Positioned close to local shops and well regarded schooling, the apartment enjoys use of a courtyard area, adjacent to open fields, all of which to fully appreciate, we highly recommend an internal inspection. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises communal entrance hall with side intercom/door release system, welcoming reception hallway, attractive lounge overlooking gardens, open plan breakfast kitchen, two double bedrooms, the master having an en-suite shower room and a further a well appointed family bathroom provided with white suite. The property also benefits from an allocated parking space, being set close to the main communal entrance door.

Set back from the roadway behind a pathway with mature shrubs and lawns, access is gained to the property via a communal door having side intercom/door release system, opening into:

COMMUNAL HALLWAY: Stairs to all floors and door into:

RECEPTION HALLWAY: 15'7" x 8'3" max / 3'6" min Useful storage/cloaks cupboard, cupboard housing central heating boiler, radiator.

SPACIOUS LOUNGE: 17'6" x 11'3" Pvc double glazed window to rear, pvc double glazed door to side, coal effect feature fireplace with marble effect hearth and surround, radiator.

BREAKFAST KITCHEN: 18'3" x 9'10" Pvc double glazed French door to rear, double stainless steel sink inset into rolled edge work surfaces, there is a range of fitted units to both base and wall level, integrated oven, four ring gas hob over with extractor canopy above, tiled splash backs, space for fridge/freezer, plumbing for washing machine & dishwasher, breakfast bar, radiator, space for table and chairs.

BEDROOM ONE: 16'2" x 13'9" max / 8'6" min Pvc double glazed window to front, radiator, access to:

EN-SUITE SHOWER ROOM: Corner shower cubicle, low level wc, wash hand basin, tiled floor, radiator.

BEDROOM TWO: 12'10" x 8'9" Pvc double glazed window to rear, radiator.

BATHROOM: 7'11" x 6'2" Matching white suite comprising bath with shower over and glazed splash screen, tiled splash backs, low level wc, wash hand basin, tiled floor, radiator.

OUTSIDE: Courtyard area with paved patio for seating, communal gardens can be enjoyed by the residents with open fields set close by.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

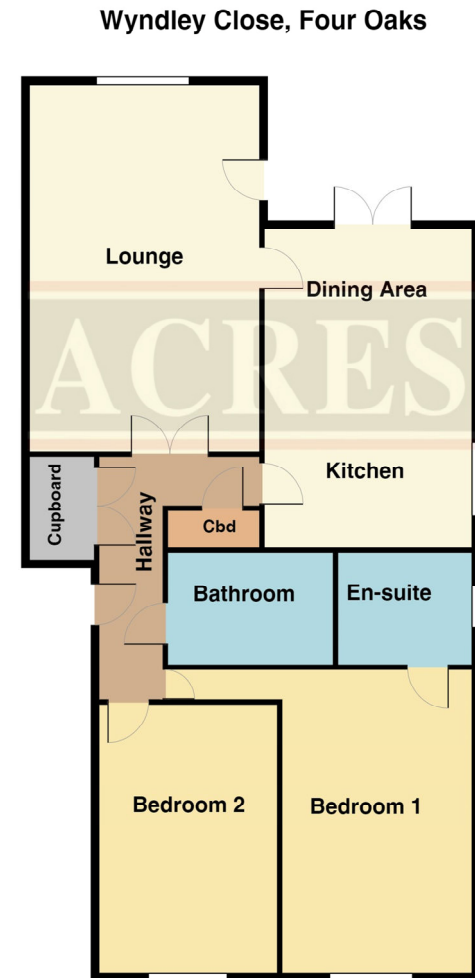
COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Blake Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 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.