

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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- ◆ Three bedrooms
- ◆ Spacious through lounge
- ◆ Rear balcony/terrace
- ◆ Optional dining room/bedroom three
- ◆ Fitted kitchen with appliances
- ◆ Family bathroom & guests w.c.
- ◆ Twin garages
- ◆ Delightful, substantial gardens



21 ST JOHNS HOUSE, SEYMOUR GARDENS, FOUR OAKS, B74 4ST - OFFERS AROUND £315,000

Set in an exceptionally convenient central location being just a short stroll from a range of shopping facilities at "The Crown", the property is also positioned by Sutton Park thus offering access to delightful walkways and scenery. The spacious, well planned and thoughtfully designed accommodation is complemented by PVC double glazing together with having underfloor heating. Furthermore, access to the apartment is controlled by a security/intercom door release system. A local bus service is readily available and furthermore, Four Oaks provides access to the Cross City rail line. Set amidst delightful, mature, well tended gardens, the property briefly comprises communal entrance hall, deep reception hall, guests cloakroom/w.c., spacious through lounge, fitted kitchen with integrated appliances, there is the option of a dining room or third double bedroom as preferred and family bathroom. Set to the rear there are two garages.

Set back from the roadway behind a lawned foregarden, a pathway leads to:

RECESSED PORCH: Side intercom/door release system, glazed double doors open to communal entrance hall. Front door to:

DEEP RECEPTION HALL: Electric radiator, double and single cloak/storage cupboards.

GUESTS CLOAKROOM/W.C.: Obscure window to side, low flushing white w.c., wash hand basin.

SPACIOUS THROUGH LOUNGE: 23'4" x 13'0" PVC double glazed windows to front, side and rear with double glazed French door opening to (balcony), electric coal effect style fire set on a feature fire surround having hearth and mantle.

REAR BALCONY/TERRACE: Having rails and opening to a communal, lawned, garden area.

FITTED KITCHEN: 11'6" x 8'8" PVC double glazed window to rear, single drainer sink unit having double base unit beneath, there is a further range of fitted units to both base and well level including drawers, integrated fridge, freezer and dishwasher, fitted stainless steel oven having flush fitted hob above, in turn with concealed extractor canopy over, recess for washing machine, complementary rolled edge worksurfaces having tiled splashbacks.

DINING ROOM/OPTIONAL BEDROOM THREE: 12'1" x 10'7" PVC double glazed window to front.

BEDROOM ONE: 12'0" x 11'7" PVC double glazed window to front, double built in wardrobes with storage cupboards over.

BEDROOM TWO: 11'0" x 10'0" plus door recess PVC double glazed window to front.

BATHROOM: PVC double glazed obscure window to rear, matching suite comprising bath having shower over with glazed splashscreen and tiled splash backs, wash hand basin, low flushing w.c. Airing cupboard.

OUTSIDE: There are substantial, delightful, communal gardens with sitting areas, patios and walkways flanked by borders having an abundance of mature shrubs and bushes together with a tree lines aspect, being Sutton Park.

TWO SINGLE GARAGES: Set in a block to the rear (please check the suitability of these garages for your own vehicle)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property Leasehold having the benefit of an extended leasehold term offering approximately 985 years remaining. (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: E

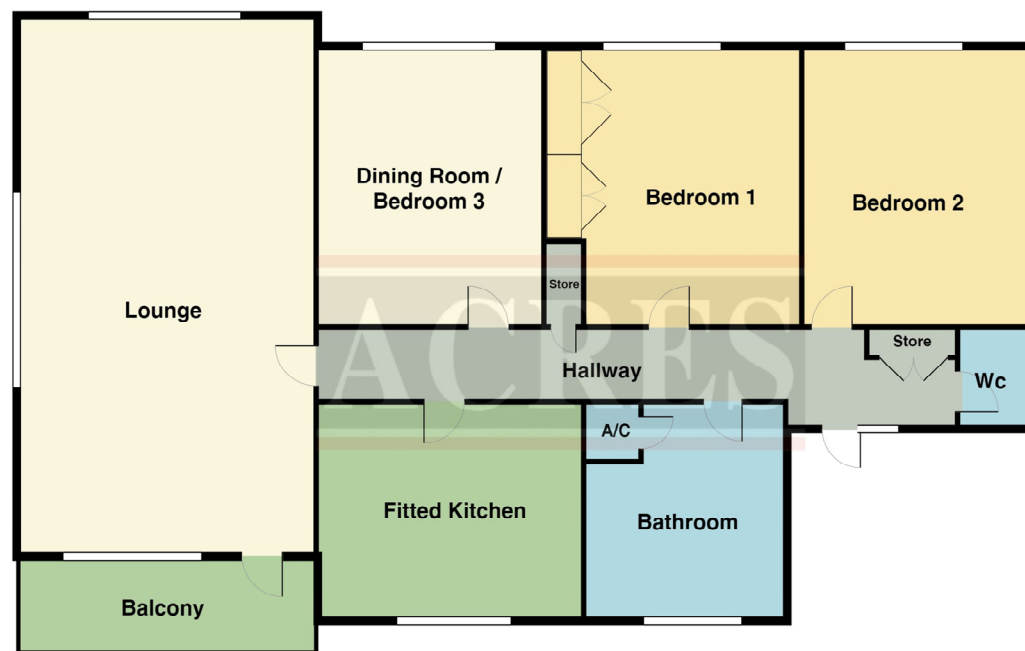
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Crown Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	41 E	
21-38	F		
1-20	G		

St. Johns House, Seymour Gardens, 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.