

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Immaculately presented second floor flat
- ◆ One double bedroom
- ◆ Bathroom & separate wc
- ◆ Generous lounge with dining area
- ◆ Breakfast kitchen with integrated appliances
- ◆ Sought after location
- ◆ Extended leasehold term
- ◆ Communal parking & gardens



FLAT 7, MARLBOROUGH COURT, VESEY CLOSE, FOUR OAKS, B74 4QN - OFFERS AROUND £180,000

This much improved and well presented, second floor flat, is set in a delightful development, surrounded by outstanding communal gardens and is also centrally located, within a few hundred metres of shopping facilities at 'The Crown'. Four Oaks additionally benefits from excellent public transport links including the Cross City rail line and it's proximity to Mere Green and Sutton Park. Complemented by electric storage heaters and pvc double glazing (both where specified), the property additionally has the security of main intercom/door release system. To fully appreciate the property on offer, with all of its improvements, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, spacious lounge with dining area, fitted breakfast kitchen, generous double bedroom, white bathroom and separate wc. Externally the property offers extensive, delightful communal gardens and communal parking facilities.

Set back from the roadway behind mature trees and a service road, there is a multi-vehicular communal parking area, together with pathway giving access to the property via glazed door and windows with side intercom/door release system, the communal hallway has stairs off to all floors where the property is accessed via:

RECEPTION HALL: 17'6" x 10'10" max / 5'1" min Multi-locking front door, useful storage cupboard, storage heater.

LOUNGE/DINING AREA: 16'6" x 11'10" Pvc double glazed window to front, storage heater, space for table and chairs, space for seating.

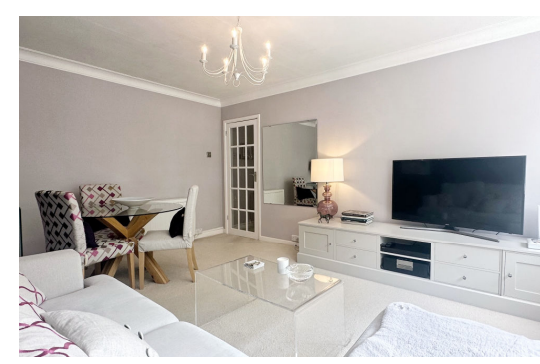
FITTED KITCHEN: 11'10" x 7'11" Pvc double glazed window to front, stainless steel unit set into square edged work surfaces, there is a range of units fitted to both base and wall level, integrated oven, four ring hob above and extractor canopy over, integrated fridge/freezer & washer/dryer, space for dishwasher, wood effect flooring.

DOUBLE BEDROOM: 13'8" x 11'3" Pvc double glazed window to front, storage heater, three double and one single built-in wardrobes, book shelf.

BATHROOM: 9' x 5'8" Obscure pvc double glazed window to front, part tiled walls, tiled floor, matching white suite comprising bath with shower over and glazed splash screen, wash hand basin, wall mounted storage shelf, electric heater.

SEPARATE WC: Obscure pvc double glazed window to front, low level wc, tiled floor, electric heater.

OUTSIDE: The property offers substantial, communal gardens with sweeping lawns, shrubs, bushes, mature trees, seating and decorative ponds.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

COUNCIL TAX BAND: B

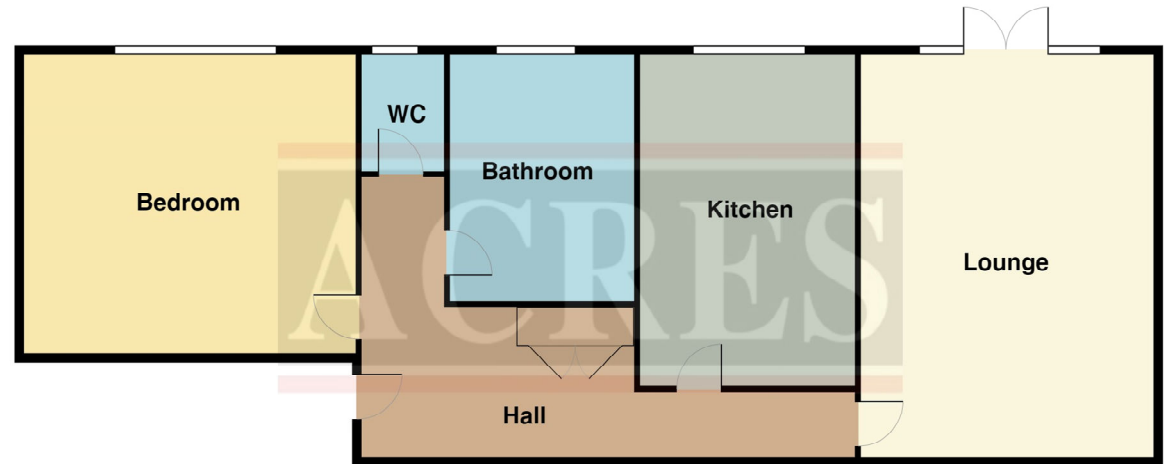
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Walsall Road



Marlborough 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.