

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 flat
- ◆ Two bedrooms
- ◆ Spacious lounge/dining room
- ◆ Fitted kitchen with appliances
- ◆ Bathroom with white suite & shower
- ◆ Communal parking & gardens
- ◆ Well maintained & presented
- ◆ No upward chain



FLAT 1, PARKWOOD COURT, 16 WALSALL ROAD, FOUR OAKS, B74 4QJ - OFFERS AROUND £175,000

This well presented and maintained, ground floor flat, is set in a central, convenient location, just a short stroll from a range of shopping facilities at 'The Crown' and is similarly placed for Sutton Park, with all its natural beauty and delightful walkways. Excellent public transport facilities are available by way of local bus services and access to the Cross City rail line, furthermore a variety of shops, restaurants and cafes are located in the heart of Mere Green. Offering storage heating/room heaters and pvc double glazing (each where specified), the development additionally has the security of a main intercom/door release system. To appreciate fully the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a substantial, communal parking area, there are lawned gardens flanked by shrubs and bushes, access is gained to the property via a pathway leading to a glazed door with side intercom/door release system, opening to:

COMMUNAL ENTRANCE HALL: Further rear door accessing the garden area and garaging. The property's front door opens to:

RECEPTION HALL: Storage cupboard, airing cupboard.

IMPOSING, SPACIOUS LOUNGE/DINING ROOM: 17' x 12'3" Pvc double glazed window to front, storage heater, wall mounted, electric log effect fire.

FITTED KITCHEN: 9'3" x 7'10" Pvc double glazed window to front, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated oven having hob above, recesses for fridge, freezer & washing machine.

BEDROOM ONE: 10'8" x 10'5" Pvc double glazed window to rear, storage heater, two double built-in wardrobes.

BEDROOM TWO: 9'7" x 7'10" Pvc double glazed window to rear, convector room heater.

BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath, wash hand basin, low flushing wc, tiled splash backs, separate shower cubicle with glazed splash screen and full height tiled splash backs, wall heater.

OUTSIDE: Set to the rear of the property are lawned gardens with further shrubs and bushes.

GARAGES: There are garages set to the rear which we understand are available separately from the sale of the property to rent via Birmingham City Council (subject to availability).



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 term with a zero ground rent payable. (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

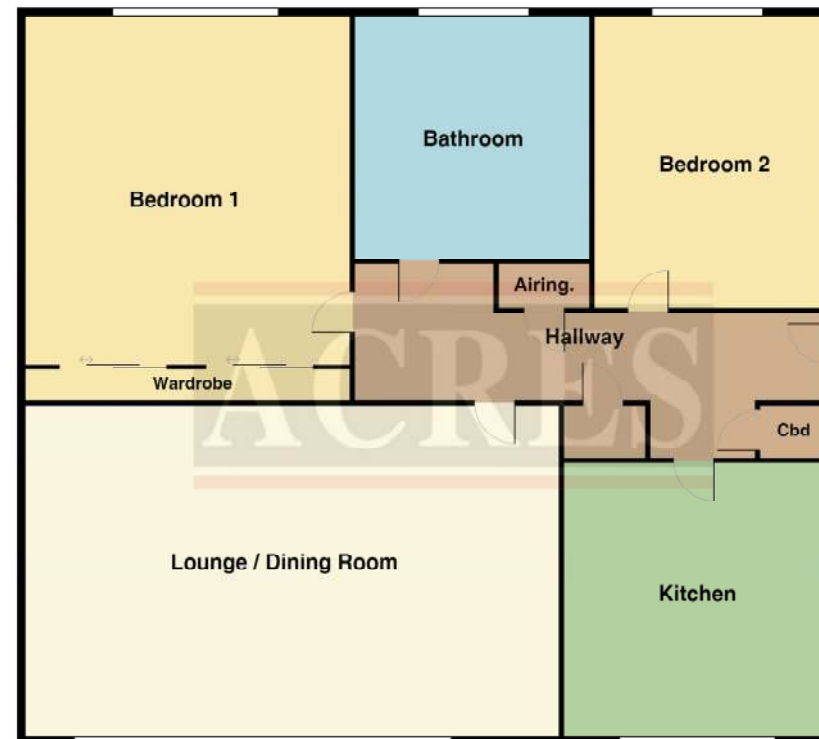
COUNCIL TAX BAND: B

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Park Wood Court, Walsall Road, 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.