

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Well presented townhouse
- ◆ Shared ownership with option for 72% or 100%
- ◆ Rear lounge
- ◆ Fitted kitchen
- ◆ Well appointed family bathroom
- ◆ Guest WC
- ◆ Quiet cul de sac location
- ◆ Close to amenities



**7 AMBLE CLOSE, STREETLY, B74 2FP - £245,000 (100% OWNERSHIP) / £176,400 (72% OWNERSHIP)**

This well presented two bedroom shared ownership townhouse is set in a prime location in Streetly and is close to amenities including well regarded schooling for all ages. Having shops available on Chester Road and Blackwood Road, the property is set just a short stroll from open countryside and local bus services, complemented by gas central heating and pvc double glazing (both where specified). To fully appreciate the property on offer, we highly recommend an internal inspection. Briefly comprising of:- Reception hall, guest cloakroom/wc, attractive lounge with dining area, fitted breakfast kitchen with appliances. To the first floor there are two bedroom with master having a fitted wardrobe, there is also a well appointed white family bathroom and to the rear of the property is an enclosed garden. This property is a shared ownership and offers the potential to buy at either 72% or 100%. Leasehold property set in council tax band C.

Set back from the road with communal guest parking, a paved walkway leading to the front access, access is gained via:-

**HALLWAY: 9'09" x 4'02"** Glazed door with wood effect flooring, useful storage cupboard and radiator.

**GUEST WC:** Low level WC with wash hand basin and tiled splashbacks, tiled floor and radiator.

**KITCHEN: 8'10" x 6'04"** Pvc double glazed window to front, stainless steel sink inset into box edge work surfaces with a range of cupboards fitted to both base and wall with a variety of drawers, tiled splashbacks with and integrated oven, four ring gas hob over and extractor canopy above, space for fridge freezer, plumbing for washing machine and space for 2 seater dining room table, tiled floors and radiator.

**LOUNGE: 13'03" x 12'10"** Pvc double glazed French doors to rear with wood effect flooring, storage understairs for display glass cabinet, two radiators and stairs off.

**STAIRS TO LANDING:**

**BEDROOM ONE: 12'10" x 11'05"** Two pvc double glazed windows to rear with a double built-in wardrobe, alcove storage space and a radiator.

**BEDROOM TWO: 10'10" x 6'04"** Pvc double glazed window to front and radiator.

**BATHROOM: 6'02" x 5'05"** Obscured pvc double glazed window to front with matching white suite, bath with overhead shower, wash hand basin, low level wc, window shelf for display and storage, part tiled walls and tiled flooring, radiator.

**GARDEN:** Patio leading to astro turfed lawn with further patio area at the back of the garden.



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**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)

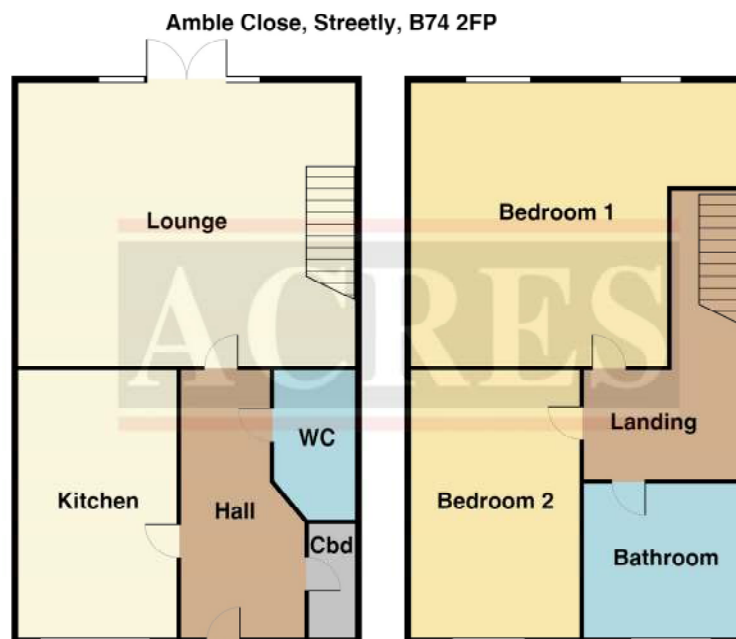
**COUNCIL TAX BAND:** C

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Royal Meadow Way, in turn off Bridle Lane

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 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.