

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ First floor flat
- ◆ Two good sized bedrooms
- ◆ Well appointed bathroom
- ◆ Spacious through lounge/dining room
- ◆ Fitted kitchen
- ◆ Store/den
- ◆ Large communal parking area
- ◆ Security intercom/door release



***FLAT 5, YEW TREE COURT, BOWLAS AVENUE, FOUR OAKS, B74 2TT - OFFERS AROUND £185,000***

This well presented, spacious, first floor flat, is set in a central, convenient location, being within close proximity of Four Oaks railway station and local bus links on the Lichfield Road. The development is positioned within a short stroll of Sutton Park and Mere Green shopping centre, having a variety of shops, restaurants and cafes. Complemented by pvc double glazing and gas central heating (both where specified), the property has the added benefit of a security intercom/door release system to the main communal door with additional, rear doorway accessing a private car park and communal gardens. Briefly comprising communal entrance hall, reception hallway, store room/den off, spacious through lounge/dining room, fitted kitchen with appliances, two double bedrooms and a well appointed bathroom. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind lawned communal gardens, with pathway leading to the main communal door with side intercom/door release system for each property. A glazed door opens to:

**COMMUNAL ENTRANCE HALLWAY:** Stairs off to all floors, rear door from car park where access via a canopy porch leads to the property's main front door opening to:

**DEEP RECEPTION HALL:** 21' x 7'7" max / 3' min Wood effect flooring, cloaks cupboard, airing cupboard.

**WALK-IN STORE/DEN:** Space for shelving, storage or desk for home working.

**THROUGH LOUNGE/DINING ROOM:** 23'6" max / 14'3" min x 12' max / 8'2" min Pvc double glazed window to front, three further pvc double glazed windows to rear, two radiators, wood effect flooring.

**FITTED KITCHEN:** 10'5" x 8'2" Pvc double glazed window to front, stainless steel sink unit inset into box edged work surfaces, there is a range of fitted units to both base and wall level, complementary tiled splash backs, oven with hob above and extractor canopy over, plumbing and space for washing machine, space for fridge/freezer, tiled floor.

**BEDROOM ONE:** 12'2" x 10'9" Pvc double glazed window to rear, radiator.

**BEDROOM TWO:** 12'8" x 9'9" Pvc double glazed window to rear, radiator, built-in storage cupboard.

**BATHROOM:** 6'6" x 5'9" Obscure pvc double glazed window to rear, matching white suite comprising bath with shower over, full height tiled walls, wash hand basin, low flushing wc, tiled storage/display ledge, radiator, wood style flooring.

**OUTSIDE:** To the rear elevation there are lawned communal gardens with mature trees and access to the communal parking area.



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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:** B

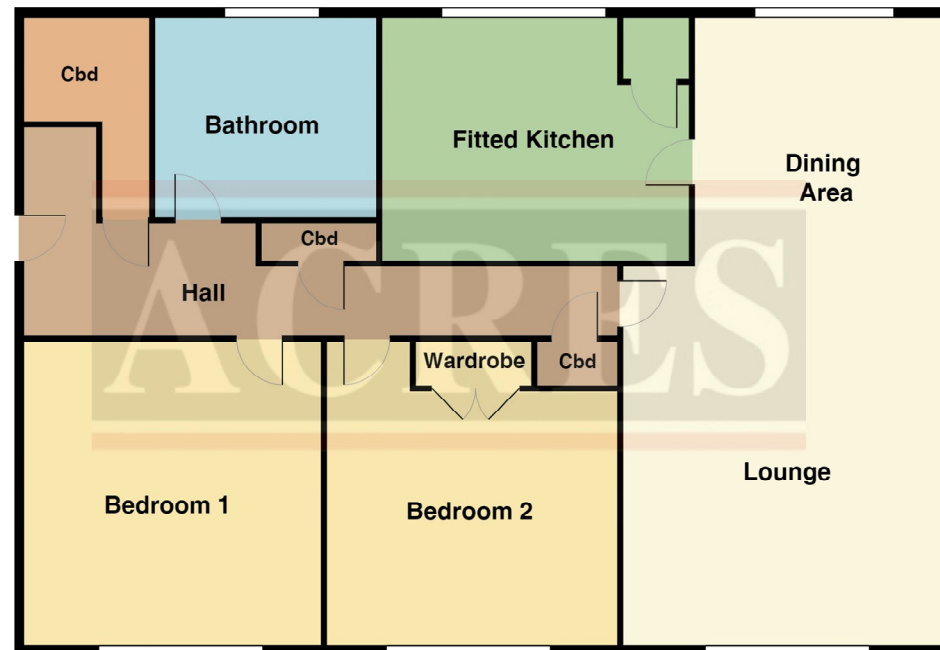
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

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

**LOCATION:** Set off Lichfield Road

Yewtree Court Bowlas Avenue, Four Oaks, Sutton Coldfield, B74 2TT

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