

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Two generous bedrooms
- ◆ Well appointed bathroom
- ◆ Attractive, spacious lounge/dining room having elevated aspect
- ◆ Comprehensively re-fitted kitchen
- ◆ Garage & parking to rear
- ◆ Gas central heating & pvc double glazing
- ◆ Communal entrance hall with security entry system
- ◆ Much improved & well presented



***12 HARBOROUGH COURT, 42 BELWELL LANE, FOUR OAKS, B74 4TR - OFFERS AROUND £230,000***

This delightful, substantial, spacious apartment, is set in a prime, central and sought after location within only a few hundred metres of Mere green shopping centre, where you will find a host of restaurants, cafes, supermarkets and further amenities. The property is similarly placed for excellent public transport links including the Cross City rail line at Butlers Lane station, furthermore Sutton Park with all its natural beauty, is set just a short stroll away. Much improved, well presented and attractively decorated, the spacious second floor accommodation is enhanced further by gas central heating and pvc double glazing (both where specified), together with the security of a main intercom/door release system. Briefly comprising deep reception hall having built-in storage cupboards, spacious rear lounge/dining room having elevated tree lined aspect, contemporary re-fitted kitchen having integrated hob and oven, there are two generous bedrooms, the master having built-in wardrobes, furthermore the property has a well appointed white bathroom. Set to the fore and to the rear you will find communal parking areas, together with the property's garage, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a deep, tarmac driveway, the property is set to the rear of the development, where you will find a communal parking area, generous lawned communal garden with mature shrubs, bushes and trees and a pathway giving access to the property via:

**COMMUNAL ENTRANCE HALL:** Multi-locking door and pvc double glazed window, stairs rise to a large, second floor landing with pvc double glazed window to rear.

**DEEP RECEPTION HALL:** Pvc double glazed window to front, double and single built-in storage/cloaks cupboard, radiator with cover.

**SPACIOUS LOUNGE/DINING ROOM:** 18'10" x 12'9" Pvc double glazed picture window to rear, two radiators with covers, wide fitted wall unit providing storage and TV point, three base units.

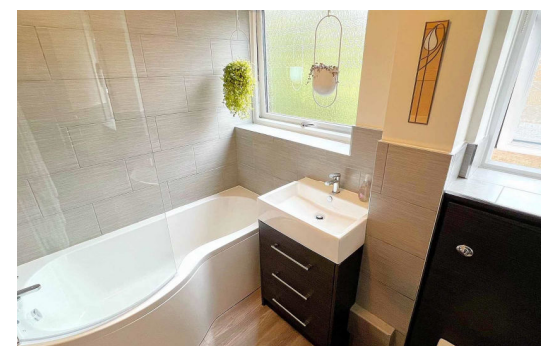
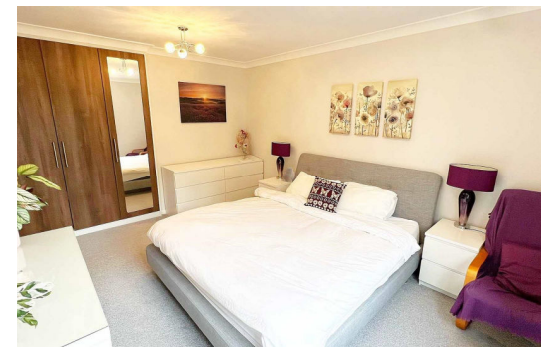
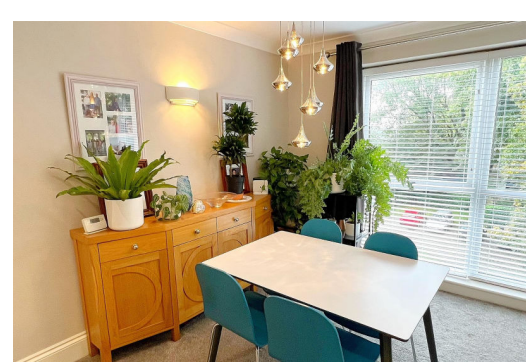
**RE-FITTED KITCHEN:** 17' x 7' Pvc double glazed window to front, single drainer sink unit with double base unit beneath in a white high gloss finish, there is a further, comprehensive range of fitted units to both base and wall level including drawers, complementary rolled edge work surfaces having tiled splash backs and concealed down lighters, integrated, elevated oven, fitted stainless steel gas hob having extractor canopy over, recesses for washing machine, dryer, space for fridge/freezer, radiator, tiled floor.

**BEDROOM ONE:** 14'9" x 10'10" Pvc double glazed window to rear, radiator with cover, double and single built-in wardrobes.

**BEDROOM TWO:** 9'3" x 9'3" Pvc double glazed window to rear, radiator.

**BATHROOM:** Two pvc double glazed windows to front, matching well appointed white suite comprising 'P'-shaped bath having shower over and glazed splash screen, vanity wash hand basin with drawer units beneath, low flushing wc, complementary, contemporary tiled splash backs, chrome ladder style radiator, storage/display shelving.

**GARAGE:** Single car garage set to the rear of the development being the second garage in, on the right hand side. **(Please check the suitability of the garage for your own vehicle)**



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**TENURE:** We have been informed by the vendor that the property leasehold, having the benefit of an extended term with approximately 980 years remaining (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

**COUNCIL TAX BAND:** C

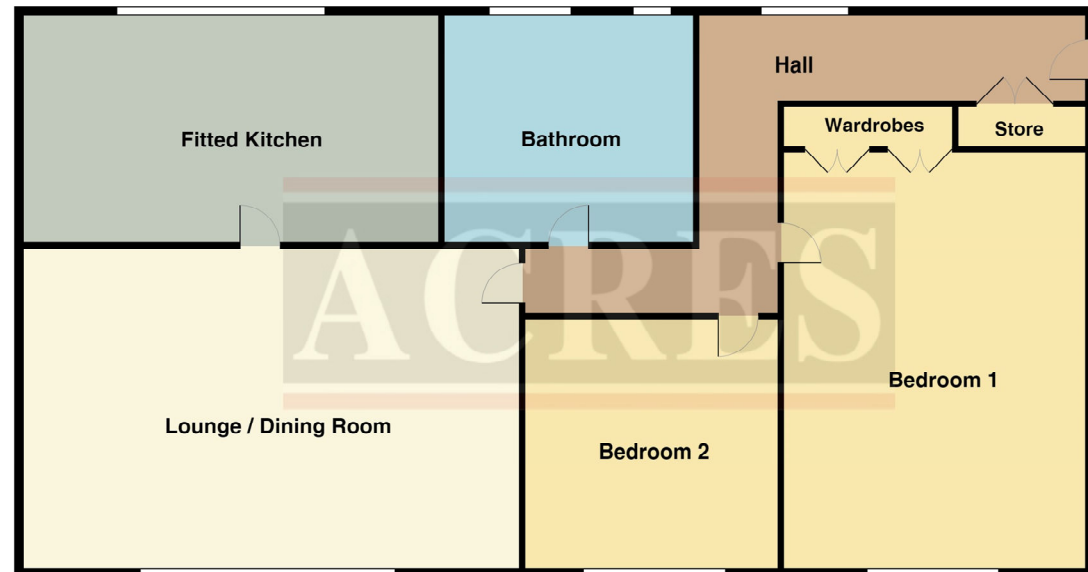
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

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

**LOCATION:** Set off Belwell Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Harborough Court, Belwell Lane, 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.