

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Ground floor apartment
- ◆ Two bedrooms, both with wardrobes
- ◆ Master having en-suite
- ◆ Well appointed white bathroom
- ◆ Spacious lounge with fireplace
- ◆ Fitted breakfast kitchen
- ◆ Designated parking to rear
- ◆ Sought after, central location
- ◆ Well tended communal gardens



***APARTMENT 2, BYRON HOUSE, BELWELL PLACE, BELWELL LANE, FOUR OAKS, B74 4AY
OFFERS AROUND £300,000***

This spacious, well presented, ground floor apartment, is set in a prime, central location, close to well regarded schooling. Set within short walking distance of Mere Green shopping centre, which offers a variety of restaurants, cafes and other amenities, together with excellent public transport links including local bus services and the Cross City rail line at Four Oaks station. The property offers double glazing and gas central heating (both where specified), the apartment additionally benefits from the security of an intercom/door release system to the main door. Briefly comprising communal entrance lobby, leading to welcoming reception hallway, attractive lounge, fitted breakfast kitchen, two bedrooms, both having wardrobes and the master having an en-suite, furthermore there is a well appointed bathroom with white suite, a designated rear parking area and well tended communal gardens. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned garden with pathway, there is a low level gate leading to glazed communal door with side intercom/door release system, opening to:

COMMUNAL LOBBY: Tiled floor, courtesy lighting, security intercom, opening to communal entrance having lift and stairs off, front door opens to:

RECEPTION HALLWAY: 12'2" x 11'3" Two useful storage cupboards, radiator.

ATTRACTIVE LOUNGE: 16'9" x 13'4" Pvc double glazed box window to front, electric feature fireplace with stone surround and hearth, two radiators.

FITTED BREAKFAST KITCHEN: 10'1" x 9'2" Pvc double glazed window to side, granite work surfaces having stainless steel sink unit, there is a range of fitted units to both base and wall level, eye level fitted oven and grill, five ring gas hob with extractor canopy over and splash backs, integrated fridge/freezer, tiled flooring, radiator.

BEDROOM ONE: 14'2" x 10'3" Pvc double glazed window to front, two double built-in wardrobes, radiator, door to:

EN-SUITE: 5'9" x 5'8" Enclosed shower cubicle with tile effect splash backs, low level wc, wash hand basin, mirrored storage cabinet, ladder style radiator, tile effect flooring.

BEDROOM TWO: 11'9" x 9'3" Pvc double glazed window to rear, built-in wardrobes, radiator.

BATHROOM: 7'7" x 7'4" Matching white suite comprising bath with tiled splash backs and shower spray, low level wc, vanity wash hand basin, part tiled walls, ladder style radiator.

COMMUNAL GARDENS: Set to the rear of the parking area, having lawns, shrubs and bushes with timber fencing.

PARKING AREA: Accessed via driveway off Irnham Road, there is a single allocated parking space, additionally we understand there is shared visitor parking.



TENURE:

We have been informed by the vendor that the property is 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:

E

FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

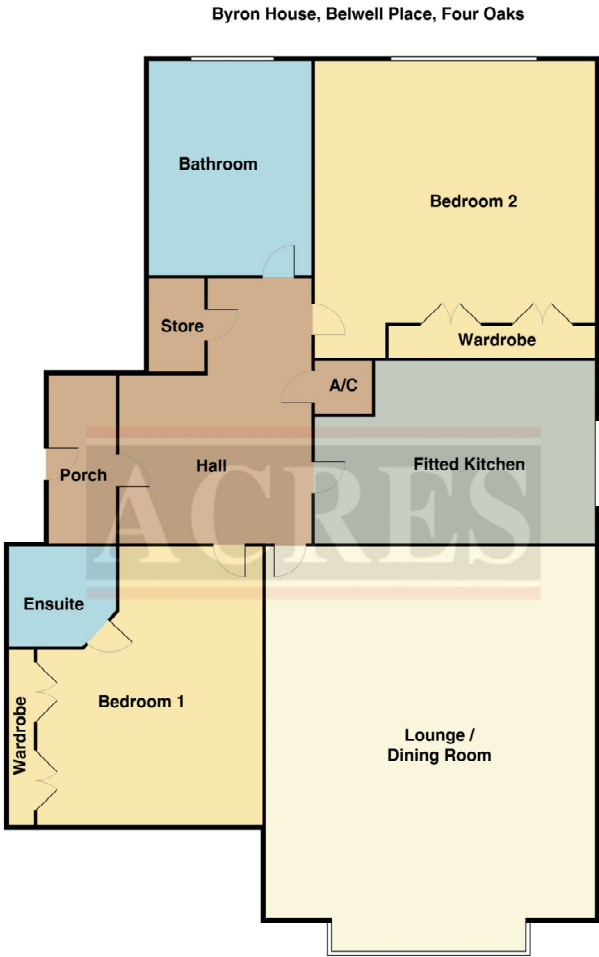
VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set on the corner of Belwell Lane/Irnham Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 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.