

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Spacious first floor apartment
- ◆ Three double bedrooms
- ◆ Family bathroom
- ◆ Attractive lounge/dining room
- ◆ Wide balcony off lounge
- ◆ Fitted kitchen
- ◆ Guests' wc/shower room
- ◆ Two garages
- ◆ Outstanding communal gardens & parking
- ◆ No upward chain



22 ST JOHN'S HOUSE, SEYMOUR GARDENS, FOUR OAKS, B74 4ST - OFFERS OVER £265,000

Set in a most convenient, well regarded and sought after location, St John's House is positioned within close proximity of Sutton Park and a range of shopping facilities at 'The Crown', additionally bus services are readily available, and the property is set within an approximate one mile radius of the cross city railway line. A spacious, highly deceptive first floor apartment set within an attractive, well maintained Development having mature substantial communal gardens, the property is complemented by pvc double glazing and has a combination of electric radiators and under floor heating (each where specified). Offering a security intercom/door release system to the main doorway, the accommodation comprises a wide reception hall with guests' WC/shower room off, there is a spacious dual aspect lounge/dining room in turn with balcony off, fitted kitchen with integrated hob and oven, and three good bedrooms, two having fitted wardrobes, together with an enlarged bathroom. The property additionally has two garages. To fully appreciate the accommodation on offer, its presentation, spacious proportions and convenient location, an internal inspection is highly recommended.

Set back from the roadway behind a lawned fore garden, access is gained to the accommodation via:

WIDE RECESSED PORCH: Having side intercom/door release system and glazed double doors opening to:

COMMUNAL ENTRANCE HALL: Window to front, lighting and stairs off to second floor landing with further pvc double glazed window to fore.

WIDE RECEPTION HALL: Renewed electric radiator, coved ceiling with three light points, storage cupboard.

GUESTS' WC/SHOWER ROOM: Pvc double glazed window to rear, matching cream suite comprising low flushing WC, wash hand basin, separate tiled shower cubicle with glazed splash screens, coved ceiling with light point, tiled floor.

SPACIOUS LOUNGE/DINING ROOM: 23'4" x 13': Large pvc double glazed windows to both front and rear elevations and two double glazed windows to side, feature marble fireplace with hearth, recess and central Stove style fire, coved ceiling with two light points, two wall light points, pvc double glazed door opens to:

WIDE BALCONY: Being full width to lounge and having an attractive tree-lined front aspect.

FITTED KITCHEN: 12' x 8'4": Pvc double glazed window to rear, one and a half bowl sink unit with double base unit beneath and a further range of matching units to both base and wall level including drawers, plumbing for washing machine and dishwasher, space for fridge freezer, complementary rolled edge work surfaces having inset hob with extractor canopy above and side oven, tiled splash backs, tiled floor, coved ceiling with light, extractor fan.

BEDROOM ONE: 16' max / 14' min x 12': Two pvc double glazed windows to rear and large double glazed window to side, two double built in wardrobes, matching dressing table and side drawer unit, under floor heating.

BEDROOM TWO: 12'2" x 12' min: Pvc double glazed window to front, two double built in wardrobes, under floor heating, coved ceiling with light point.

BEDROOM THREE: 11'9" x 9'1": Pvc double glazed window to front, coved ceiling with light point, under floor heating.

BATHROOM: Two pvc double glazed windows to rear, matching cream suite comprising bath, wash hand basin, low flushing WC, half height tiling to walls, tiled floor, coved ceiling with light point, double storage/linen cupboard. Airing cupboard.

GARAGES: Located in a separate block to the rear, having up and over door. **(Please check the suitability of this garage for your own vehicle).**

COMMUNAL PARKING: There is communal parking facilities within the Development.

OUTSIDE: To the side of the property there are large, well presented and stocked mature gardens having central lawns, a variety of shrubs, bushes and trees, hedges and rose bushes.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE:

We have been informed by the vendor that the property is Leasehold having the benefit of an extended Lease, as the property also shares part ownership of the Development’s Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser’s solicitor).

FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

COUNCIL TAX BAND:

E.

VIEWING:

Recommended via Acres on 0121 323 3088.

LOCATION:

Set off Crown Lane in turn off Streetly Lane / Walsall Road.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
54	74

22 St John's House, Seymour Gardens, Four Oaks

Lounge / Dining Room

Fitted Kitchen

Bathroom

Shower Room

Bedroom 1

Bedroom 3

Bedroom 2

Hallway

Balcony

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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.

