

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Spacious, first floor apartment
- ◆ 24 hour warden controlled assistance on site
- ◆ Dining room & communal lounge/ facilities
- ◆ Two double bedrooms
- ◆ Attractive lounge
- ◆ Fitted kitchen with appliances
- ◆ Wet room
- ◆ Communal gardens & parking
- ◆ NO CHAIN



21 BURCOT COURT, 51 FOUR OAKS ROAD, FOUR OAKS, B74 2XU- OFFERS AROUND £225,000

Set in a prime, central, sought after location with local bus services and the Cross City rail line being readily available, the property has access to Sutton Coldfield and Mere Green, where there is an array of shopping facilities and restaurants, together with being well placed for Sutton Park. Burcot Court is an attractive development of retirement properties with 24 hour warden controlled assistance and excellent communal facilities including a residents lounge, hobby room and a serviced dining room where meals are available for residents (should residents so wish) on a chargeable individual basis. The service charge includes an allowance for cleaning/housekeeping to each individual apartment per week and also covers the cost of communal areas, lifts and maintenance. Each apartment is fitted with an intercom/alarm call system, to each room, allowing owners to contact the housekeeper/warden. This spacious, first floor apartment briefly comprises entrance hallway, generous lounge, fitted kitchen, two double bedrooms and a modern wet room, further benefits include gas central heating and recently refitted double glazing (both where specified). An immediate viewing is highly recommended to fully appreciate the accommodation on offer.

Set back from the roadway behind a block paved driveway with communal parking areas, access is gained to the development via a reception area where the managers office is set, access is also provided from the reception hall to the communal lounge, hobby room and dining room. Internal lobbies and stairs/lifts give access to each floor and additionally access can be gained to this part of the development directly via the car park where further lifts and stairs are available.

RECEPTION HALLWAY: Radiator, two built-in storage cupboards, doors off to:

LOUNGE: 14'9" max x 12'10" max Radiator, double glazed bow window to front, door to:

FITTED KITCHEN: 11'10" x 7'9" Having a range of eye and base level units with work surfaces over, incorporating hob, oven, extractor hood over, fridge, freezer, tiled splash backs, radiator, double glazed window to rear.

BEDROOM ONE: 14'8" max into bay x 10'7" max Radiator, built-in wardrobes with sliding mirrored doors, double glazed bay window to rear.

BEDROOM TWO: 12' x 9'8" max Radiator, double glazed window to front.

WET ROOM: Built-in shower, low flushing wc, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window to rear.

COMMUNAL GARDENS: The property is surrounded by attractive, well maintained communal gardens with a courtyard area where there are tables and chairs, this area being flanked by garden having further lawns, shrubs, bushes, flowers and trees, together with additional seating areas.

COMMUNAL PARKING: There are communal parking facilities to the front and side of the property.



TENURE:

We have been informed by the vendor that the property is leasehold having a substantial 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.

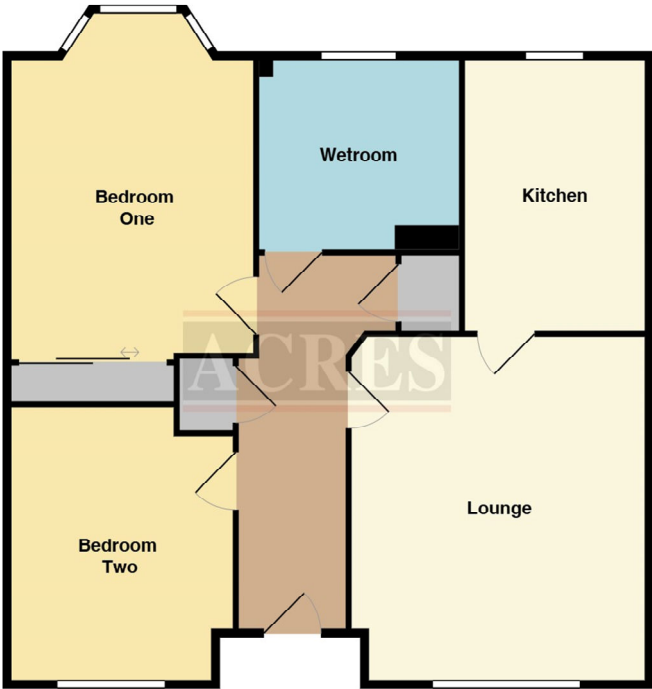
LOCATION:

Set off Four Oaks Road

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



Burcot Court, 51 Four Oaks Road, B74 2XU



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.