

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Retirement bungalow
- ◆ Two bedrooms
- ◆ Lounge with patio doors
- ◆ Fitted breakfast kitchen
- ◆ Private rear garden
- ◆ Side garage
- ◆ 24 hour on-site warden
- ◆ Emergency pull cords
- ◆ No upward chain



***45 ST GEORGES COURT, CLARENCE ROAD, FOUR OAKS, B74 4LL- OFFERS AROUND £275,000***

This much improved, well presented, spacious, bungalow, is located within this sought after retirement development being St Georges Court, which is set close to Hill Hook Nature Reserve, off Clarence Road. Benefitting from a 24 hour on-site warden and having an emergency pull cord system located within most rooms, St Georges Court is within walking distance of shops and cafes on Clarence Road, together with public transport links by way of the Cross City rail line at Butlers Lane and local bus services. The property is complemented by pvc double glazing and gas central heating (both where specified) and briefly comprises reception hallway, lounge with patio doors to rear garden, improved fitted breakfast kitchen, two bedrooms, the master with fitted wardrobes and a wet room. Outside the property there is a rear garden and single car garage set to the side. To fully appreciate the property and the assisted living facilities available, we highly recommend an internal inspection.

Set back from the roadway behind a pathway and off road parking, access to the property is gained via:

**RECEPTION HALLWAY:** 17'4" x 6'5" max / 3'10" min Obscure glazed front door, two useful storage cupboard, radiator.

**LOUNGE:** 13'7" x 12'11" Pvc double glazed window and sliding patio doors to side, feature fireplace with wood effect surround and modern hearth.

**FITTED KITCHEN:** 11'2" x 9'7" Obscure pvc double glazed window and door to side, stainless steel sink/drain unit set into rolled edge work surfaces, contemporary splash backs, offering a range of matching cream units fitted to both base and wall level including drawers, breakfast bar having space for two stools, integrated oven and grill, hob with extractor canopy above, integrated fridge/freezer, fitted corner unit, radiator.

**BEDROOM ONE:** 13' x 10' Pvc double glazed window to front, fitted double wardrobe with sliding doors, radiator.

**BEDROOM TWO:** 12'5" max / 9'7" min x 11'7" Two pvc double glazed windows to front, radiator.

**WET ROOM:** 7' x 6'10" Obscure pvc double glazed high level window, fitted shower with floor drain and fitted seat, part tiled walls, low level wc, wash hand basin, radiator.

**GARAGE:** Up and over garage door (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** To the rear of the property is a private garden with lawn, flanked by borders, having a variety of shrubs and bushes.







**TENURE:** We have been informed by the vendor that the property is leasehold (Please note that the details of the tenure should be confirmed by any prospective purchaser’s Solicitor)

**COUNCIL TAX BAND:** D

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

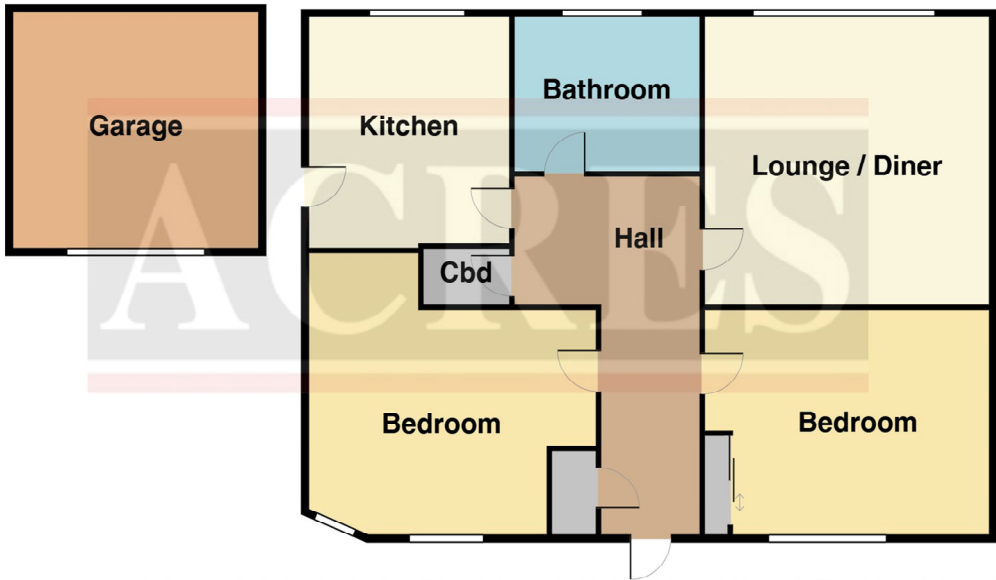
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Clarence Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



St Georges Court, Sutton Coldfield, B74 4LL



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.