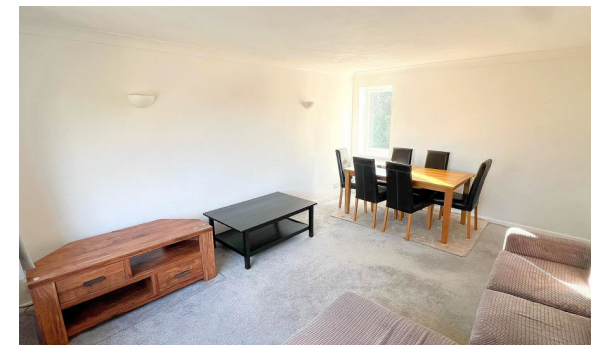


ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Two bedrooms, both with wardrobes
- ◆ White bathroom
- ◆ Spacious lounge/dining room
- ◆ Fitted breakfast kitchen with appliances
- ◆ Garage to rear
- ◆ Security intercom/door release system
- ◆ Much improved & well presented
- ◆ Elevated second floor aspects



10 DOE BANK COURT, 132 LICHFIELD ROAD, FOUR OAKS, B74 2TE - OFFERS AROUND £170,000

Set in a prime, central location, just a short stroll from Four Oaks train station, having ease of access is provided to Birmingham and Lichfield City Centres, the property also is well served by local bus services. Mere Green shopping centre with its variety of restaurants, shops and cafes, is positioned within only a few hundred metres radius. Much improved and well presented, this second floor flat offers spacious proportions and benefits from pvc double glazing, together with electric radiator central heating (both where specified). Having the security of a main security intercom/door release system, the property briefly comprises deep reception hallway, attractive lounge/dining room with dual aspect windows, fitted breakfast kitchen with integrated hob and oven, two bedrooms, both having wardrobes, white bathroom, communal gardens and garage set at rear. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden with side tarmac driveway providing access to the rear of the development, where there is a further lawned garden area, access is gained to the property via:

COMMUNAL ENTRANCE HALL: Stairs to second floor landing, roof lantern provides natural light and doorway opening to:

DEEP RECEPTION HALL: Double radiator, built-in storage cupboard.

SPACIOUS LOUNGE/DINING ROOM: 16'2" x 12'6" Pvc double glazed windows to front and rear, double radiator.

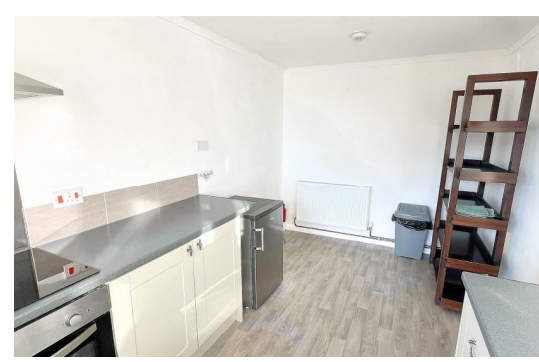
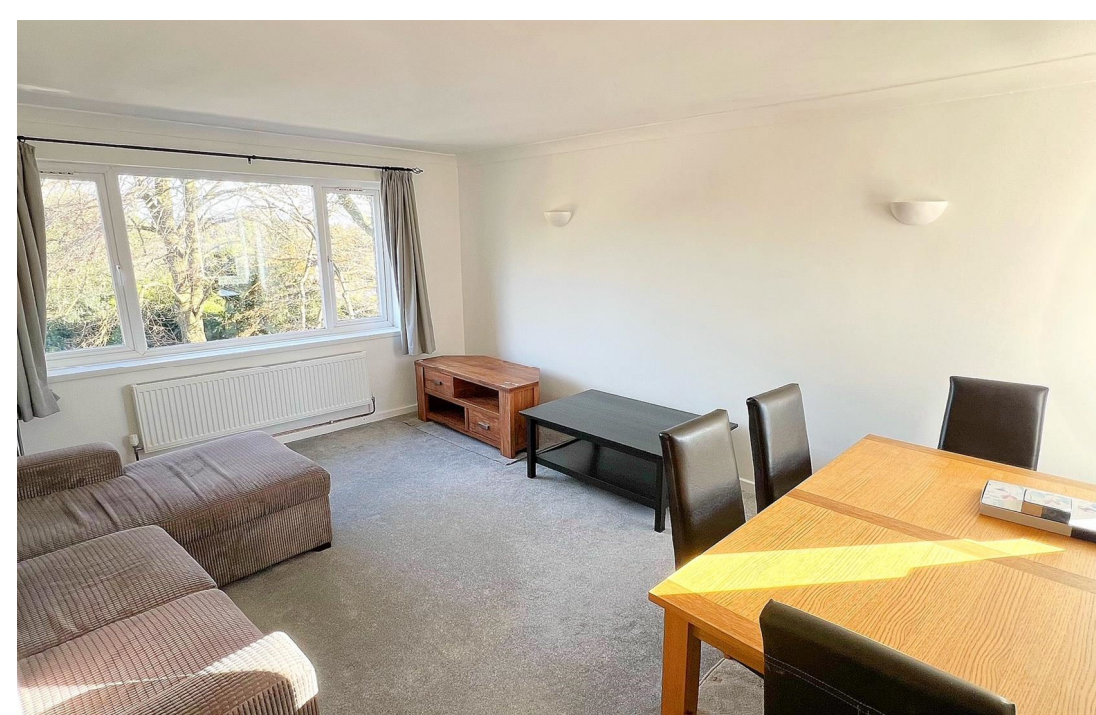
FITTED BREAKFAST KITCHEN: 16' x 8'5" Pvc double glazed window to side, single drainer sink unit having base unit beneath, there is a further range of fitted units to both base and wall level including drawers, complementary rolled edge work surfaces, integrated oven, flush fitting hob having stainless steel splash back and matching extractor canopy over, space for washing machine and fridge/freezer, space for breakfast table, radiator.

BEDROOM ONE: 11'10" x 11'5" Pvc double glazed window to rear, double built-in wardrobe.

BEDROOM TWO: 11'5" x 7'8" Pvc double glazed window to rear, double built-in wardrobe.

BATHROOM: Matching white suite comprising bath having shower over with side splash screen and tiled splash backs, wash hand basin, low flushing wc.

GARAGE: Having renewed, panelled, up and over door (Please check the suitability of this garage for your own vehicle)



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 term of approx. 101 years remaining. (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: B

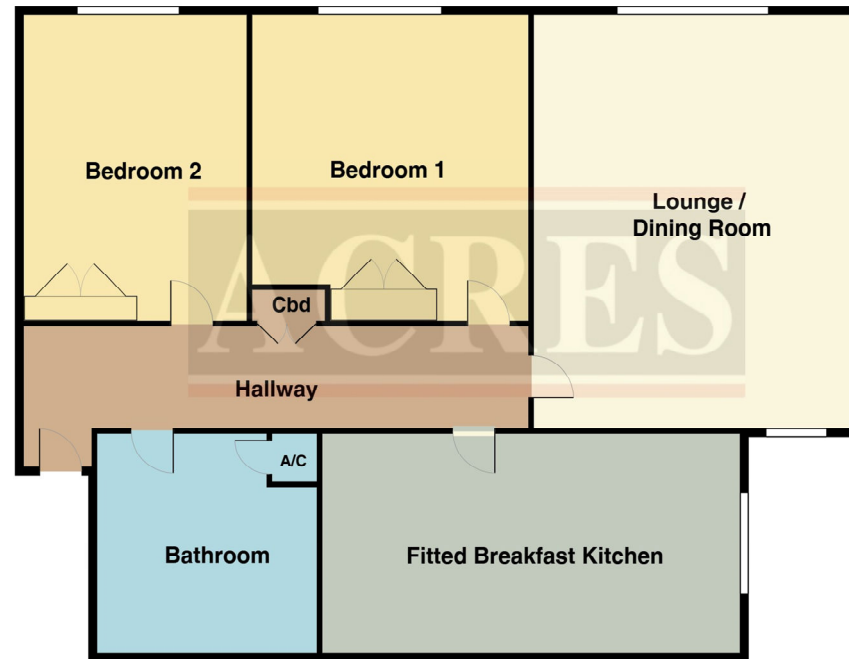
FIXTURES & FITTINGS: Renewed fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set as a towards Four Oaks Methodist Church

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Doe Bank Court, Lichfield Road, 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.