

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Spacious first floor flat
- Two good bedrooms
- Bathroom
- Generous lounge
- Fitted kitchen
- Garage located in separate block
- Close to amenities & public transport
- Popular, convenient location
- No upward chain



LICHFIELD ROAD, FOUR OAKS, B74 2UA - OFFERS AROUND £200,000

This spacious, first floor flat, is set in a prime location within walking distance of Mere Green shopping centre, having an array of amenities, restaurants and shopping facilities. The property is also ideally placed for public transport having links available by way of the Cross City rail line at Four Oaks station and local bus services. Complemented by pvc double glazing and electric storage heating (both where specified), the property also offers a substantial leasehold term. Wentworth Court is positioned behind electric, remote controlled gates, which access the communal parking area and has the added security of an intercom/door release system. The accommodation is entered via an open plan entrance hallway, offering lounge, fitted kitchen, inner hallway off, two good sized bedrooms and a bathroom. The property benefits from a single car garage, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the main Lichfield Road, behind an electric gated driveway with side intercom/door release system, there is communal parking to the rear and access to the accommodation is via a pvc double glazed door into:

COMMUNAL ENTRANCE HALL: Stairs to the first floor leading to the property's front door into:

OPEN PLAN RECEPTION HALL: 7'8" max x 5'8" min Built-in storage cupboard, walk through to the lounge area, storage heater, doorway to:

FITTED KITCHEN: 8'1" x 7'6" Having a range of fitted eye and base level units with work surfaces over, incorporating a single drainer sink unit, tiled splash backs, room for appliances, double glazed window to rear.

LOUNGE: 18' x 13'5" Storage heater, double glazed window to front, door to:

INNER HALLWAY: Two built-in storage cupboards, doors off to:

BEDROOM ONE: 13'4" max x 10'5" min Storage heater, storage area, double glazed window to front.

BEDROOM TWO: 13'8" x 7'10" Storage heater, built-in cupboard, double glazed window to rear.

BATHROOM: Having suite comprising bath, low flushing wc, pedestal wash hand basin, part tiled walls, frosted double glazed window to rear.

SINGLE CAR GARAGE: Located in a separate block to the rear, having up and over door. (please check the suitability of this garage for your own vehicle)

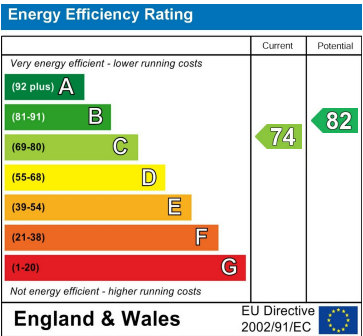
OUTSIDE: Communal parking area with lawned gardens to front having shrubs and bushes.



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 : B

VIEWING: Highly recommended via Acres on 0121 323 3088



Wentworth 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.