

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ First floor apartment
- ◆ Two double bedrooms
- ◆ Immaculate en-suite shower room
- ◆ Spacious family lounge
- ◆ Fitted kitchen with breakfast area
- ◆ Imposing family shower room
- ◆ Welcoming entrance hallway
- ◆ Lift access to all floors
- ◆ Allocated parking to fore
- ◆ Communal gardens
- ◆ Sought after central location
- ◆ Much improved & well presented



FLAT 7, 34-36 BELWELL GARDENS, BELWELL LANE, FOUR OAKS B74 4TR - OFFERS AROUND £325,000

This deceptively spacious, well presented, first floor apartment is set in a central sought after location, just a short stroll from Mere Green with a host of local shopping facilities, bars and restaurants. Ideally placed for access to the cross city rail line at Four Oaks station and Butlers Lane, the property benefits from having well regarded schooling close by. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises communal halls with stairs and lift access to first floor, welcoming entrance hall, two double bedrooms with an en-suite shower room to master, spacious family lounge, fitted kitchen with dining area and an imposing family shower room. Externally comprising allocated parking to fore and communal gardens to rear, all of which to fully appreciate we highly recommend an internal inspection.

Set back from the road behind a block paved driveway with mature trees and shrubs to side and fore, access is gained to the property via a communal front door with security intercom/door release system and keypad, leading to:-

COMMUNAL HALL: With stairs off to all floors and lift access.

WELCOMING ENTRANCE HALL: 27'5" x 5'2" With security intercom, solid wood flooring, three double built-in, bespoke storage cupboards, two additional cupboards, radiator, doors off to:

LOUNGE: 18' x 13'5" Pvc double glazed bay window to fore, radiator, doors off to hall, door to:

FITTED KITCHEN WITH BREAKFAST AREA: 12' x 8'9" Double glazed windows to fore, fitted shaker style wall and base units with space for American style fridge/freezer, inset oven/grill and space for washing machine, rolled edge work surfaces with integrated four ring electric hob and extractor canopy over, ceramic sink, contemporary tiled splashbacks, vertical radiator, laminate flooring and space for table.

BEDROOM ONE: 19'2" max / 11'7" min x 12'7" max / 11'5" min Double glazed windows to fore, access to en-suite shower and hall, door recess with storage over, radiator.

EN-SUITE SHOWER ROOM: White suite comprising low level w.c., wash hand basin, double shower cubicle with sliding glazed door, display/storage shelf, sensor lit mirror, chrome ladder style radiator, part tiled walls and floor.

BEDROOM TWO: 12'4" x 9'1" min With double glazed windows to fore, door recess and radiator.

FAMILY SHOWER ROOM: White suite comprising low level w.c. with floating pedestal hand wash basin, walk-in shower with waterfall shower head over and fixed glass screen to side, recessed wall storage, chrome ladder style radiator, tiled splashbacks and flooring.

REAR: With communal parking and gardens.



TENURE: We have been informed by the vendor that the property is leasehold but the lease has been purchased by the residents. (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.

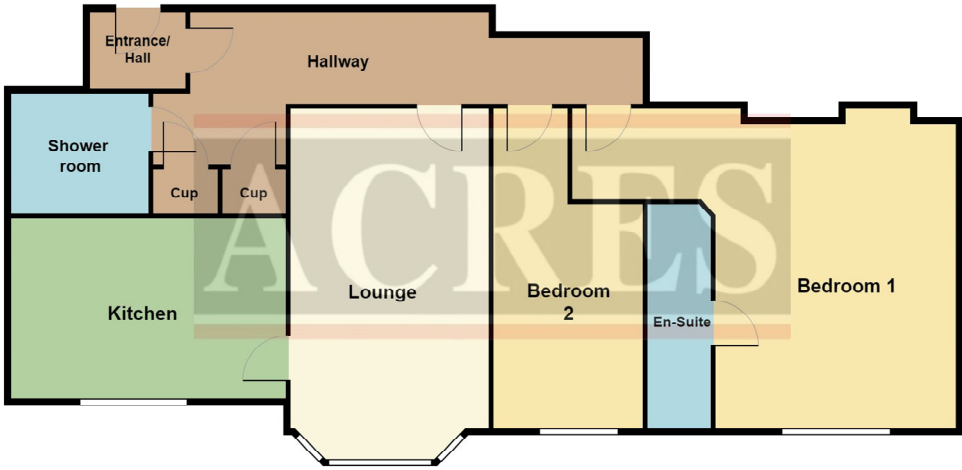
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set on the corner of Clarence Road/Bewlwell Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Belwell Gardens, 34-36, Belwell Lane, Sutton Coldfield, B74 4TR



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.