

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Ground floor flat
- ◆ Two good bedrooms having fitted wardrobes
- ◆ Delightful, imposing through lounge/ dining room
- ◆ Contemporary, comprehensively fitted kitchen with appliances.
- ◆ Well appointed white bathroom
- ◆ Additional laundry/storage room
- ◆ Superbly presented & maintained
- ◆ Communal off road parking & gardens



***FLAT 1, SYCAMORE COURT, 12 BOWLAS AVENUE, FOUR OAKS, B74 2TT - OFFERS AROUND £205,000***



This quite outstanding, superbly presented and most attractively decorated, contemporary ground floor flat, offers the rare opportunity to purchase a property that you truly can “move into”. Having undergone extensive renovation, the property offers spacious, accommodation, which is complemented by both gas central heating and pvc double glazing (both where specified). Security is provided by way of an intercom/door release system, furthermore the property is placed in a central location, being just a short stroll from Four Oaks railway stations, local bus services and indeed Mere Green shopping centre, where you will find a host of restaurants, cafes, shops and further facilities. To fully appreciate the property on offer, its many features and spacious proportions, we highly recommend an internal inspection.

Set back from the roadway behind a lawned garden with pathway, access is gained to the property via:

**CANOPY PORCH:** Having side intercom/door release system, glazed door to:

**COMMUNAL HALLWAY:** Door to:

**INNER HALLWAY:** Glazed door to rear, feature oak front door to:

**WELCOMING RECEPTION HALL:** Period style radiator, feature oak flooring, double and single built-in storage cupboards.

**SPACIOUS THROUGH LOUNGE/DINING ROOM:** 23'6" max / 14'6" min x 12' max / 8' min Pvc double glazed windows to front and rear, three period style radiators, coal styled stove effect fire set on a granite hearth with matching recess, timber fire surround, feature oak flooring.

**FITTED KITCHEN:** 10'6" x 7'10" Pvc double glazed window to rear, one and a half bowl sink unit set into sweeping contemporary work surfaces having tiled splash backs, there are a range of high gloss handleless fitted units to both base and wall level, integrated fridge and freezer, stainless steel oven having separate grill, fitted gas hob with concealed extractor canopy over, tiled floor.

**BEDROOM ONE:** 12'2" x 10'4" max / 8'4" min Pvc double glazed window to front, period style radiator, three double fitted wardrobes to full width, contemporary panelled wall.

**BEDROOM TWO:** 12'4" max / 9'10" min x 9'4" Pvc double glazed window to front, period style radiator, double fitted wardrobe.

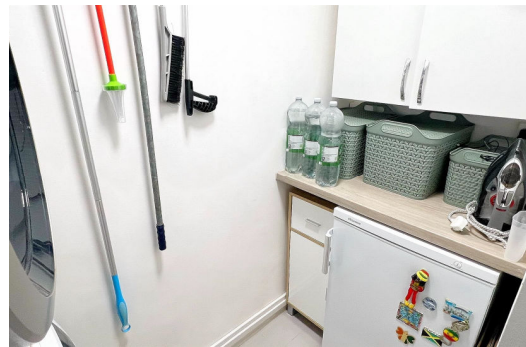
**WELL APPOINTED BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over with glazed splash screen, wall hung wash hand basin with twin base unit beneath, low flushing wc, complementary tiling to walls and floor having under floor heating, ladder style radiator.

**LAUNDRY ROOM/STORE:** 7'3" max / 3'10" min x 5'10" max / 3'1" min Plumbing for washing machine, space for dryer and fridge or freezer, extractor fan, work surfaces, tiled floor.

**OUTSIDE:** Lawned rear garden flanked by shrubs and bushes.

**COMMUNAL PARKING AREA:** Set to side, providing off road parking with further parking to fore.







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

**COUNCIL TAX BAND:** B

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

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

**LOCATION:** Set off the main Lichfield Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sycamore Court, Bowlas Avenue, 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.