

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Ground floor flat
- Two bedrooms, one with wardrobes
- Bathroom with white suite
- Through lounge/dining area
- Fitted kitchen
- Communal parking & gardens
- No upward chain
- Sought after, central & convenient location



**COMPTON COURT, WALSALL ROAD, FOUR OAKS, B74 4QY - OFFERS AROUND
£175,000**

Set in a convenient, central location close to local shopping facilities at 'The Crown' and Mere Green, the property is also well served by excellent public transport links including readily available bus services and the Cross City rail line at Butlers Lane station. The property is additionally situated within a short distance of well regarded schooling for all ages and Sutton Park with all its natural beauty. This spacious, ground floor flat offers pvc double glazing and electric storage heating (both where specified), having an intercom/door release system and briefly comprises reception hall with storage, generous through lounge/dining area, fitted kitchen, two bedrooms and a well appointed bathroom. Externally there are well maintained communal gardens and resident/visitor parking areas. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a communal lawned garden with driveway leading to parking areas, access to the development is gained via:

COMMUNAL CANOPY PORCH ENTRANCE: Glazed windows and door, side intercom/door release opening to:

COMMUNAL HALLWAY: Stairs give access to all floors, access to rear, the property's front door leads into:

DEEP RECEPTION HALL: Useful storage cupboard, wall mounted electric heater, doors to:

THROUGH LOUNGE/DINING AREA: 21'2" x 10'6" Pvc double glazed windows to front and rear, electric storage heater.

FITTED KITCHEN: 9'8" x 7'5" max / 6'10" min Pvc double glazed window to front, stainless steel sink unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, space for fridge/freezer, plumbing for washing machine, integrated oven with hob over and extractor above, tiled floor.

BEDROOM ONE: 14'8" x 8'9" max / 7'4" min Pvc double glazed windows to rear, built-in storage cupboard, electric storage heater.

BEDROOM TWO: 13'11" max / 10'8" min x 6'5" Pvc double glazed window to rear, useful built-in storage cupboard, electric storage heater.

BATHROOM: 6'9" x 5'6" Obscure double glazed window to front, white suite comprising bath with shower over, wash hand basin, low level wc, tiled walls and floor, electric heated towel rail.

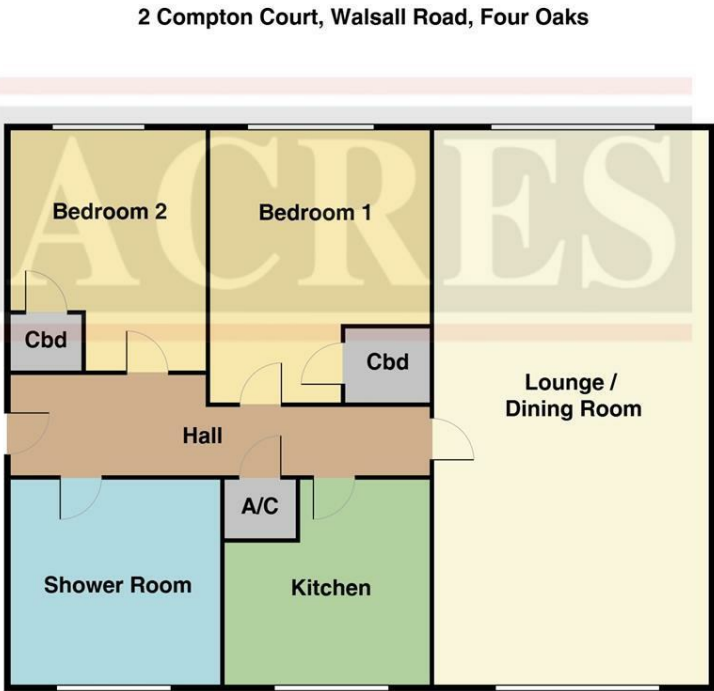
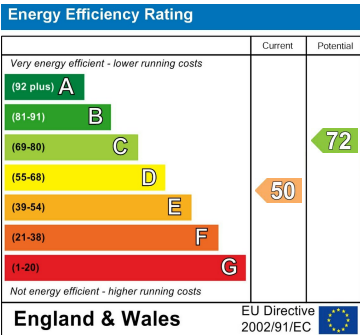
OUTSIDE: Communal gardens consisting of large lawned area and patio, having a variety of trees, shrubs and bushes.



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



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.