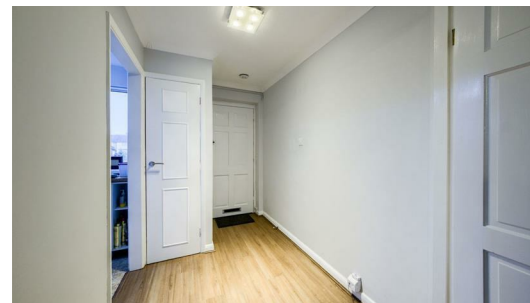


ACRES

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

DRAFT

- Spacious second floor flat
- Two good bedrooms
- Bathroom
- Generous lounge
- Fitted lounge
- Garage located in separate block
- Close to amenities & public transport
- Popular, convenient location
- No upward chain



**WENTWORTH COURT, 200 LICHFIELD ROAD, FOUR OAKS, B74 2UA - PRICE
£225,000**

This spacious second 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. A leasehold property set in council tax band B. EPC rating - C.

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 second floor leading to the property's front door into:

OPEN PLAN RECEPTION HALL: Built-in storage cupboard, walk through to the lounge area, wood effect flooring.

FITTED KITCHEN: 9' x 7'10" Double glazed window to front, one and a half bowl stainless sink inset into roll edge work surfaces with tiled splashbacks, offering a range of matching cupboards fitted to both base and wall and a variety of drawers, integrated oven, four ring hob and extractor canopy above, space for fridge freezer, ample space and plumbing for washing machine, tiled flooring.

LOUNGE: 17'08" x 13'10" Pvc double glazed windows to rear with wood effect flooring, space for three piece suite and dining room table as well as storage heater.

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

BEDROOM ONE: 13'05" max x 12'6" max, 10'06" min Pvc double glazed window to rear with useful storage cupboard/wardrobe and storage heater.

BEDROOM TWO: 13'07" x 7'10" Pvc double glazed windows to front, useful storage cupboard/wardrobe and storage heater.

BATHROOM: 10'07" x 5'02" Obscured pvc double glazed window to rear, white suite comprising of bath with overhead shower, wash hand basin with low level w.c., part tiled walls, tile effect flooring and chrome ladder effect radiator.

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

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Direc 2002/91/	



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.