

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- Second floor flat with garage
- Recently renovated
- Two bedrooms
- Well appointed bathroom with separate shower
- Lounge with dining area
- Kitchen with breakfast bar
- Walking distance to Sutton Park
- Gas central heating
- Popular, central location
- Close to Sutton Coldfield town centre



***LITTLE SUTTON LANE, FOUR OAKS, B75 6SE - OFFERS AROUND £210,000***

This much improved and well presented, recently renovated, spacious, second floor flat is set in a popular, sought after location. Ideally positioned between Sutton Coldfield town centre and Mere Green, which both offer an array of shopping facilities, amenities, restaurants, cafes and supermarkets and is similarly placed for access to public transport links at Four Oaks station and local bus services. Positioned on the corner of Little Sutton Lane and Lichfield Road, close to Sutton Park, the flat benefits from being bright and airy, having gas central heating and pvc double glazing (both where specified). Briefly comprising welcoming reception hall, spacious lounge/dining area, breakfast kitchen, bathroom having separate shower, two bedrooms, both with fitted wardrobes and a single car garage. Additionally there are communal gardens and parking, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden, a pathway gives access via a recessed porch with obscure glazed door with side intercom system opening to:

COMMUNAL HALLWAY: Stairs off to all floors, multi locking front door opens to:

WELCOMING RECEPTION HALL: Useful storage cupboard, radiator, doors to:

SPACIOUS LOUNGE/DINING AREA: 16'6" x 10'8" Pvc double glazed window to side, radiator, space for corner sofa and dining table.

BREAKFAST KITCHEN: 11'3" x 6'7" Pvc double glazed window to side, single sink/drain unit set into box edged work surfaces, there is a range of high gloss fitted units to both base and wall level including drawers, modern tiled splash backs, integrated Neff appliances including oven, grill, four ring hob with extractor canopy over, space and plumbing for washing machine, space for fridge/freezer, breakfast bar with space for two stools, tile effect flooring, radiator.

BEDROOM ONE: 14'5" x 10'2" Pvc double glazed window to side, fitted double wardrobe and bespoke shelving, bedside units and matching dressing table, radiator.

BEDROOM TWO: 15'2" x 8'5" Pvc double glazed window to side, double built-in wardrobe, radiator.

ENLARGED BATHROOM: 11'3" x 6'2" Obscure pvc double glazed window to side, modern suite comprising double ended bath, separate enclosed shower cubicle with glazed sliding splash screen, tiled feature wall, wash hand basin with vanity unit below, low level wc, integral wall mirror, tiled display/storage shelf, tiled floor, chrome ladder style radiator.

GARAGE: 16' x 8'2" Set in a separate block with up and over garage door (Please check the suitability of this garage for own vehicle)



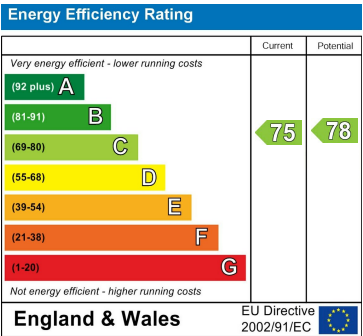




**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** C

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



Sutton Court, Little Sutton Lane, 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.

