

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Coach house first floor apartment
- One double bedroom with wardrobes
- Well appointed bathroom
- Spacious lounge being open plan to:
- Fitted breakfast kitchen
- Study
- Off road parking
- No upward chain
- Sought after location
- Views over open countryside



***TILLER GROVE, ROUGHLEY, B75 5TT - OFFERS AROUND £195,000***

This well presented, spacious, freehold first floor coach house, is set in an attractive courtyard style cul-de-sac in a central, sought after location. Close to shopping facilities, the property also has access to excellent public transport links by way of local bus services and the Cross City rail line. The property also offers gas central heating and pvc double glazing (both where specified). Adjacent to Duttons Lane and having views over open fields to side, this delightful property comprises of reception hall, double bedroom with fitted wardrobes, well appointed bathroom, study/snug and open plan lounge having fitted breakfast kitchen. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway in the corner of a small cul-de-sac, the property has off road parking with stairs leading to:

**RECEPTION HALL:** Multi-locking front door, wood effect flooring, useful storage cupboard, doors to:

**DOUBLE BEDROOM:** 11'5" x 10'5" Pvc double glazed window to front, two double built-in wardrobes, radiator.

**WELL APPOINTED BATHROOM:** Matching white suite comprising 'P'-shaped bath with shower over and glazed screen, low level wc, wash hand basin, part tiled walls, wood effect flooring, radiator.

**STUDY:** 6'3" x 5'8" Velux skylight, radiator.

**OPEN PLAN LOUNGE/FITTED BREAKFAST KITCHEN:** 19'8" x 12'6" Being open plan comprising pvc double glazed window to front, Velux skylight to rear, space for sofas and dining table, fitted kitchen having stainless steel sink/drainage unit set into rolled edge work surfaces, complementary tiled splash backs, fitted units to both base and wall level including drawers, oven with four ring hob above and extractor canopy over, integrated fridge/freezer, plumbing and space for washing machine, modern vertical radiator.

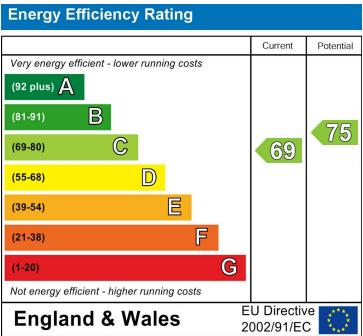




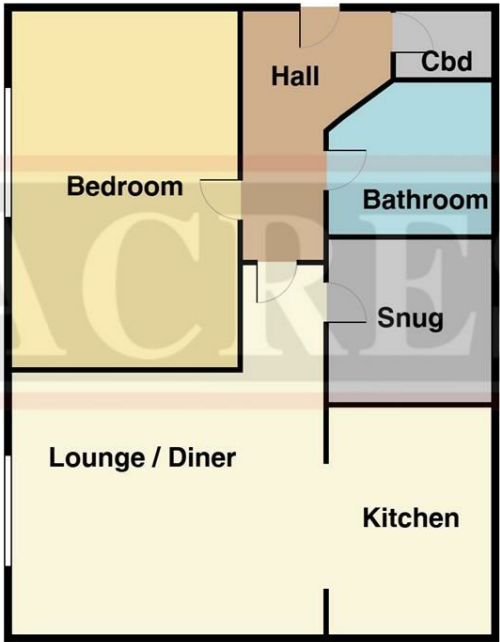
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** B

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



Tiller Grove, Sutton Coldfield, B75 5TT



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.