

ACRES

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

- ◆ Ground floor flat
- ◆ Two double bedrooms
- ◆ Bedroom two having built-in wardrobe.
- ◆ White bathroom suite
- ◆ Large lounge/dining room
- ◆ Kitchen
- ◆ Storage off reception hall
- ◆ Communal gardens and parking.
- ◆ Convenient location



3 ROWAN COURT, 10 BOWLAS AVENUE, FOUR OAKS B74 2TY - OFFERS OVER £185,000

This much improved & well presented, spacious, ground floor flat, is set in a highly convenient and central location, Four Oaks railway station and local bus services are within walking distance and are readily available. The property is also positioned just a few hundred metres from Mere Green shopping centre with its variety of shops, bars and restaurants and has well regarded schooling for all ages available. Complemented by gas central heating and pvc double glazing (both where specified) the property benefits from a security intercom/door release system and has an attractive tree lined aspect. The property briefly comprises reception hallway with storage off, lounge/dining room, good sized kitchen, two double bedrooms and bathroom. Externally there are attractive communal gardens and parking area. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a lawned area with pathway leading to:

COMMUNAL ENTRANCE HALL: Doors to front and rear accessing gardens and parking area, front door into:

RECEPTION HALL: Radiator, two cupboards and one storage room off, oak flooring, door off to:

THROUGH LOUNGE/DINING AREA: 23'5" max / 11'1" min x 15'3" max / 8'3" min Pvc double glazed window to front and rear, two radiators, space for dining table.

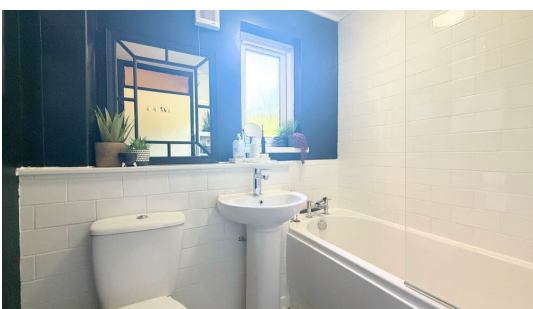
KITCHEN: 10'9" x 7'8" Pvc double glazed window to rear, stainless steel sink and drainer, grey rolled top work surfaces, a range of units to both wall and base level, space for fridge/freezer, cooker and washing machine, tiled splash backs, oak flooring, store cupboard off.

BEDROOM ONE: 12'2" max / 11'5" min x 10'8" Pvc double glazed window to front, radiator, fitted carpet.

BEDROOM TWO: 12'1" max / 11'5" min x 11'5" Pvc double glazed window to front, double radiator, built-in wardrobe and carpet.

BATHROOM: Obscure pvc double glazed window to rear, matching white suite comprising bath with shower over, low level wc, pedestal wash hand basin, oak flooring, radiator, tiled splash backs, tiled shelf/display ledge.

COMMUNAL GARDENS: Pathway leading out to the communal garden area, mainly laid to lawn having an array of mature shrubs, bushes and trees.



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 BAND:

B

FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

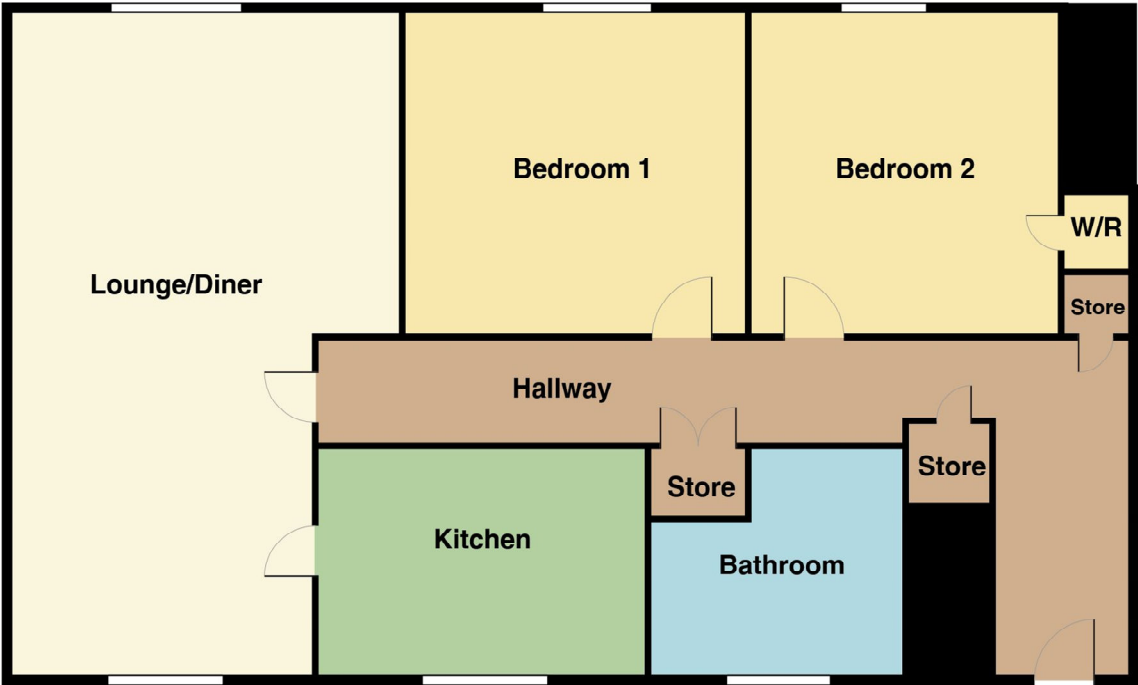
VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Lichfield Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.