

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Spacious ground floor flat
- Two double bedrooms
- Lounge/dining area
- Fitted kitchen
- Scope for modernisation
- Access to rear patio area & gardens
- Prime, central location
- Garage in separate block
- Communal parking & gardens
- No upward chain



WALSALL ROAD, FOUR OAKS, B74 4NS - OFFERS OVER £200,000

Positioned on a service road off the main Walsall Road, in a prime, central and sought after location, this ground floor flat has the potential and scope for modernisation and has the added benefit of a long leasehold term. Being close to local shops at 'The Crown', the property is also well placed for local bus services and Sutton Park, with all its natural beauty. Having access to the Cross City rail line and well regarded schooling, Mere Green is also a short drive away having supermarkets, cafes, restaurants and other amenities. Complemented by pvc double glazing and electric heating (both where specified) the accommodation briefly comprises reception hall, lounge, fitted kitchen, two double bedrooms, shower room and access to a private, rear patio area overlooking communal gardens. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway on a service road, behind lawned fore garden with shrubs and flower beds, a pathway leads into the property via:

COMMUNAL HALLWAY: Glazed door and windows to front with side intercom/door release system, stairs off to all floors, rear door to communal gardens, multi-locking wooden front door opens to:

RECEPTION HALLWAY: Built-in storage cupboard, wall hung electric radiator, doors to:

LOUNGE/DINING AREA: 19'6" x 12'4" Pvc double glazed window to side, sliding double glazed patio doors to rear leading to outside patio area, two electric radiators.

FITTED KITCHEN: 10'2" x 6'9" Pvc double glazed window to rear, pvc double glazed obscure window to side, stainless steel sink unit set into box edged work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled walls, integrated fridge, space for freezer, plumbing and recess for washing machine, integrated oven, four ring electric hob with extractor canopy over, useful storage/pantry cupboard.

BEDROOM ONE: 11'8" x 10'5" Pvc double glazed window to front, built-in double wardrobe, electric radiator.

BEDROOM TWO: 12'5" x 10'8" Pvc double glazed window to front, double built-in wardrobe, electric radiator.

SHOWER ROOM: 6'8" x 5'9" Obscure pvc double glazed window to front, white suite comprising low level wc, corner shower cubicle with glazed sliding doors, wash hand basin, wall hung mirrored cabinet, tiled walls, useful storage cupboard.

GARAGE: Located in a separate block to the rear of the development. (Please check the suitability of this garage for your own vehicle)

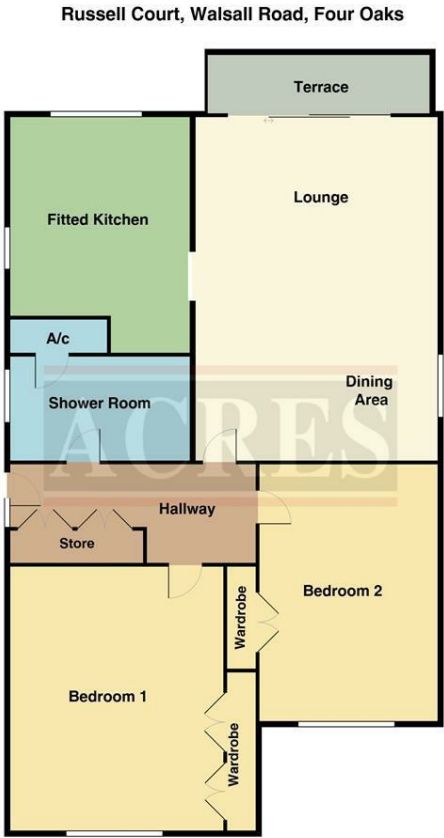
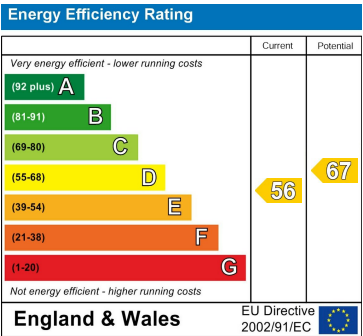
OUTSIDE: Private patio area off the lounge, overlooking communal gardens consisting of large lawned area with a variety of bushes, shrubs and trees.



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 : D

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.