

ACRES

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



- Second floor flat
- Two double bedrooms
- Well appointed bathroom
- Spacious rear lounge
- Fitted kitchen
- Communal parking & gardens
- Garage in separate block
- Sought after, central location
- No upward chain
- Much improved & well presented



CLARENCE ROAD, FOUR OAKS, B74 4AR - OFFERS OVER £200,000

Set within the highly sought after area of Four Oaks, this well presented, second floor flat offers spacious accommodation, much improved interior and prime location. Close to well regarded schooling for all ages and having access to excellent public transport links, the property additionally benefits from a security intercom/door release system, well maintained communal areas, communal parking and attractive landscaped gardens. Ideally situated on Clarence Road, the development is also just a short stroll from Mere Green shopping centre, offering a range of facilities and further amenities. Briefly comprising of two double bedrooms, bathroom, rear facing lounge, fitted breakfast kitchen, communal parking and gardens. There is a garage located in a separate block to the rear. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a communal lawned fore garden with pathway, access to the accommodation is gained via glazed double doors with side intercom/door release system, into:

COMMUNAL ENTRANCE: Stairs to all floors, front door opens to:

OPEN PLAN RECEPTION HALLWAY: Multi-locking front door, storage cupboard, airing cupboard, wood laminate flooring, doors to:

LOUNGE: 17'4" x 11'2" Pvc double glazed window to rear, double sliding doors to hall, wood effect flooring, electric storage heater.

FITTED KITCHEN: 11'6" x 7'1" Pvc double glazed window to front, one and a half bowl sink/drain unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, space for fridge/freezer, recess for washer/dryer, space for freestanding cooker & hob with extractor canopy over, useful built-in storage cupboard.

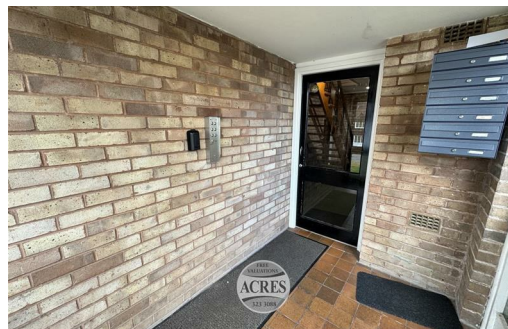
BEDROOM ONE: 14'2" x 10'4" Pvc double glazed window to rear, double built-in wardrobe/storage, electric storage heater, oak effect flooring.

BEDROOM TWO: 10'11" x 10'4" Pvc double glazed window to front, double built-in wardrobe/storage, electric storage heater, oak effect flooring.

BATHROOM: 7'6" x 5'11" Pvc double glazed obscure window to front, matching white suite comprising bath with shower over and glazed splash screen, wall hung wash hand basin, low level wc, electric chrome effect ladder style radiator, tiled splash backs.

OUTSIDE: Communal gardens consisting of large lawned area and a variety of shrubs and bushes, communal parking area to the rear of the property.

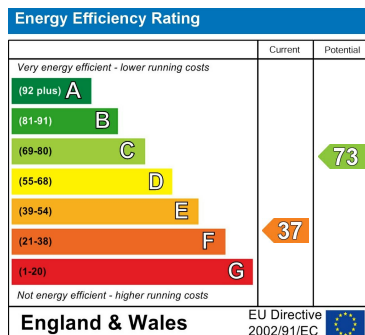
SINGLE CAR GARAGE: (Please check the suitability of this garage for your own vehicle) Located at the rear of the development.



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 **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Hermes Court, Clarence Road, Sutton Four Oaks, Sutton Coldfield, B7



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF 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.