

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Ground floor apartment
- Set on Little Aston Park
- Two bedrooms
- En-suite shower room
- Well appointed main shower room
- Fitted breakfast kitchen
- Lounge/dining area
- Tree lined aspect
- Picturesque communal gardens
- Garage



***ROMAN LANE, LITTLE ASTON PARK, B74 3AE - OFFERS AROUND £395,000***



This imposing, ground floor apartment, is set in an enviable, sought after location, that is Little Aston Park, just off Roman Lane, in turn off the prestigious Roman Road. Being located close to Streetly Village, where you will find a variety of restaurants, cafes and shopping facilities, together with the delightful Sutton Park with all its natural beauty. Complemented by gas central heating and pvc double glazing (both where specified), the property has the security of an intercom system and briefly comprises reception hall, lounge with dining area, fitted breakfast kitchen, two double bedrooms, with the master having an en-suite shower room, together with a well appointed main shower room. Having the added benefit of a garage situated in a separate block the property also overlooked delightful communal gardens, being well maintained all year. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind outstanding communal gardens, there is communal and visitor parking, the property is accessed via a communal door with security intercom/door release system into:

**COMMUNAL HALL:** Stairs off, doors to:

**RECEPTION HALL:** Multi-locking front door with two useful storage cupboards, radiator, doors to:

**LOUNGE/DINING AREA:** Separated into two rooms:

Lounge: 16'2" x 12'2" Pvc double glazed window to side, pvc double glazed French door to rear, feature fireplace with marble effect hearth and surround, contemporary mantle, two radiators.

Dining Area: 13'2" max / 11'6" min x 9'8" Pvc double glazed window to rear, space for table and chairs, radiator.

**KITCHEN:** 11'8" x 8'3" Two double glazed windows to rear, one and a half bowl stainless steel sink/drainage unit set into granite work surfaces, complementary splash backs, there is a range of oak effect fitted units to both base and wall level including drawers, eye level integrated oven and grill, four ring Bosch gas hob with matching extractor canopy over, plumbing and space for washing machine, pull out waste unit, integrated fridge, freezer, tiled flooring, radiator, shelving to wall.

**BEDROOM ONE:** 13'9" max / 11'9" min x 11'2" Glazed window to front, pvc double glazed window to side, two double built-in wardrobes with sliding doors, radiator, door to:

**EN-SUITE SHOWER ROOM:** Obscure glazed window to side, suite comprising enclosed shower cubicle, wash hand basin, low level wc, wall mounted mirrored display unit, tiled floor, radiator.

**BEDROOM TWO:** 10'4" x 9'4" max / 7'4" min Pvc double glazed window to front, two double built-in wardrobes with glazed sliding doors, radiator.

**SHOWER ROOM:** 9'5" x 6'6" max / 5'3" min Obscure double glazed window to rear, modern suite comprising walk-in shower cubicle with folding glazed door, two shower sprays, feature tiled display/storage shelf, wash hand basin with vanity unit below, feature tiled wall with sensor mirror, low level wc, wall mounted display cabinet, ladder style radiator, tiled flooring.

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

**OUTSIDE:** Outstanding communal gardens being well maintained offering patio areas, mature shrubs, bushes, flower beds and trees and having a tree lined aspect.





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 : E COUNCIL : Lichfield

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Claverdon Court, Roman Lane, Little Aston, Sutton Coldfield, B74 3



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

