

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Second floor apartment
- ◆ Three bedrooms
- ◆ En-suite bathroom
- ◆ Main bathroom
- ◆ Fitted breakfast kitchen
- ◆ Through lounge/dining room
- ◆ Intercom security system
- ◆ Gated access
- ◆ Sought after location
- ◆ Centrally located



***APARTMENT 5, FOXTON MANSION, 24 FOUR OAKS ROAD, FOUR OAKS, B74 2TJ - OFFERS OVER £325,000***

This attractive development, set just off the Four Oaks Road, Foxton Mansion is set in a mature tree lined position behind electric, remoted controlled gates. The spacious, deceptive and well proportioned luxury apartment, is further complemented by the provision of gas central heating and double glazing (both where specified). Set in a well regarded, sought after location within a few hundred metres of public transport links including both bus and train links by way of the Cross City rail line at Four Oaks station. The property is similarly placed for facilities in Mere Green having a variety of shops, restaurants and other amenities. The accommodation comprises of deep reception hall, attractive lounge/dining area, comprehensively fitted breakfast kitchen with a range of integrated appliances, substantial master bedroom with wardrobes and en-suite, additionally there are two further generous bedrooms, the second having a Jack and Jill en-suite facility and hallway/access to bedroom three. To fully appreciate the property on offer, it's delightful position and further features, we highly recommend an internal inspection.

Set back from the roadway behind a gated driveway having side intercom video system, there are attractive gardens with mature trees and the property has a parking space directly to the side of the apartment, access is gained via:

**COMMUNAL HALL:** This large, welcoming reception area has lighting and lift, stairs lead off to the second floor landing where there are two additional windows and lighting, access is gained via a feature doorway with matching doors throughout.

**DEEP RECEPTION HALL:** 27'3" in length Having double radiator, coved ceiling, halogen spotlights, airing cupboard, double doors to:

**THROUGH LOUNGE/DINING ROOM:** 23' max / 16'9" min x 14'8" max / 11'10" min Pvc double glazed window to front, two double glazed windows to side, two radiators, coved ceiling with two light points.

**FITTED BREAKFAST KITCHEN:** 11'10" x 8'2" One and a half bowl stainless steel sink unit with double base unit beneath, there is a range of fitted units in a modern finish to both base and wall level including drawers, integrated dishwasher, washing machine, work surfaces with inset flush fitting hob and extractor canopy over, tiled splash backs.

**BEDROOM ONE:** 15'4" max / 11'6" min x 15'9" max / 5'10" min Pvc double glazed window to front, double radiator, double built-in wardrobes and storage cupboard off.

**EN-SUITE BATHROOM:** Matching white suite comprising bath, walk-in shower cubicle with multi-head shower, splash screen, wash hand basin, low flushing wc, tiled splash backs, chrome ladder style radiator, recessed spot lights, extractor fan.

**BEDROOM TWO:** 13'9" max / 11'4" min x 10'8" max / 6' min Pvc double glazed window to side, radiator, ceiling light point, double built-in wardrobes.

**FAMILY BATHROOM:** Being of a Jack and Jill style thus having door to main hallway, the suite is provided in white with bath, having mixer shower unit, wash hand basin, low flushing wc, tiled splash backs, chrome ladder style radiator, recessed spot lights, extractor fan.

**BEDROOM THREE:** 12'9" max / 8'9" min x 10'6" max / 6'9" min Pvc double glazed window to side, radiator, ceiling light points.



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**TENURE:** We have been informed by the vendor that the property Leasehold with an extended term (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

**COUNCIL TAX BAND:** F

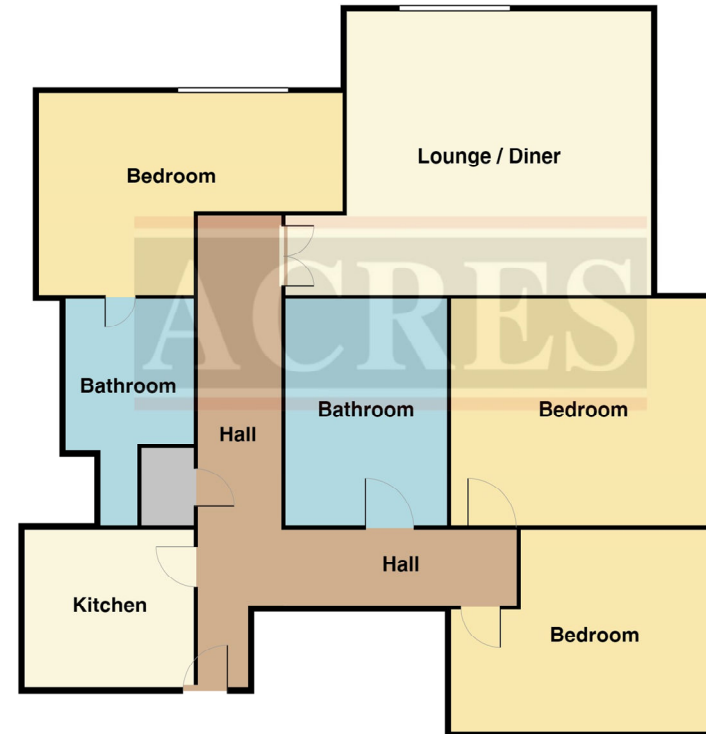
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

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

**LOCATION:** Set off Four Oaks Road.

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

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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.