

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Ground floor flat
- ◆ Two bedrooms
- ◆ Both with fitted wardrobes
- ◆ Shower room
- ◆ Separate wc
- ◆ Through lounge/dining room
- ◆ Fitted kitchen
- ◆ Garage
- ◆ Set in outstanding, communal gardens
- ◆ No upward chain



***2 DENSTON COURT, VESEY CLOSE, FOUR OAKS, B74 4QN - OFFERS AROUND £240,000***



Set in a well regarded, sought after, convenient location having public transport bus links readily available and being set within approximately a half mile radius of the Cross City railway line, the property is also ideally placed within a short walking distance of Sutton Park and has a variety of shopping facilities available at 'The Crown'. Having the scope and potential for further improvement, the property offer pvc double glazing and storage heating (both where specified) and has the added feature of a main intercom security/door release system. Set amidst outstanding gardens and offering an open front and tree lined aspect, the property also has the benefit of a single car garage, additionally there are communal parking spaces. The accommodation comprises reception hall, leading to a spacious through lounge/dining room, kitchen, two bedrooms both with wardrobes, well appointed shower room and separate wc. All of which to fully appreciate, we highly recommend an internal inspection.

Set off the main Walsall Road via a deep driveway leading to a communal car parking area a pathway gives access via a deep lawned garden area with mature fruit, blossom and magnolia trees, which the property overlooks, to the following accommodation:

**WIDE CANOPY PORCH:** Having intercom/door release system and glazed double doors opening to:

**COMMUNAL ENTRANCE HALL:** Windows to fore, door way leading to the rear/parking/garage area. An obscure glazed front door opens to:

**RECEPTION HALL:** Double cloaks cupboard, storage heater.

**SPACIOUS THROUGH LOUNGE/DINING ROOM:** 25'10" max / 16'8" min x 13'10" max / 8'10' min.

**LOUNGE AREA:** Having wide pvc double glazed picture window to front, additional pvc double glazed windows to side, coal effect fireplace with stone effect hearth and wooden surround, storage heater.

**DINING AREA:** Pvc double glazed windows to rear and side, storage heater.

**KITCHEN:** 8'5" x 7'10": Pvc double glazed window to rear, single draining sink unit with base unit beneath and a further range of units to both base and wall level, cooker, washing machine, fridge and freezer, rolled edge work surfaces, serving hatch, tiled splash backs.

**BEDROOM 1:** 13'11" x 12'5" max Pvc double glazed window to front, storage heater, double built in wardrobe, four further single fitted wardrobes, three double and four single storage cupboards, two double base units with central dressing table recess.

**BEDROOM 2:** 9'11' x 9' : Pvc double glazed window to rear, storage heater, double and single fitted wardrobes, two double and two single storage cupboards, dressing table with drawers.

**SHOWER ROOM:** 8'5" x 5'10" Obscured pvc double glazed window to rear, matching suite comprising enclosed shower cubicle with curved splash screen, vanity wash hand basin with double base unit beneath, wall mounted storage cabinets, tiled walls, heated towel rail.

**SEPARATE WC:** Obscured pvc double glazed window to rear, low flushing wc, tiled splash backs.

**OUTSIDE:** Vesey close offers outstanding gardens with large lawned areas, mature shrubs, bushes, trees, walkways, seating areas and pond.

**GARAGE (please check the suitability of this garage for your own vehicle):** We understand from the vendors there is a single car garage located in a separate block.







**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)

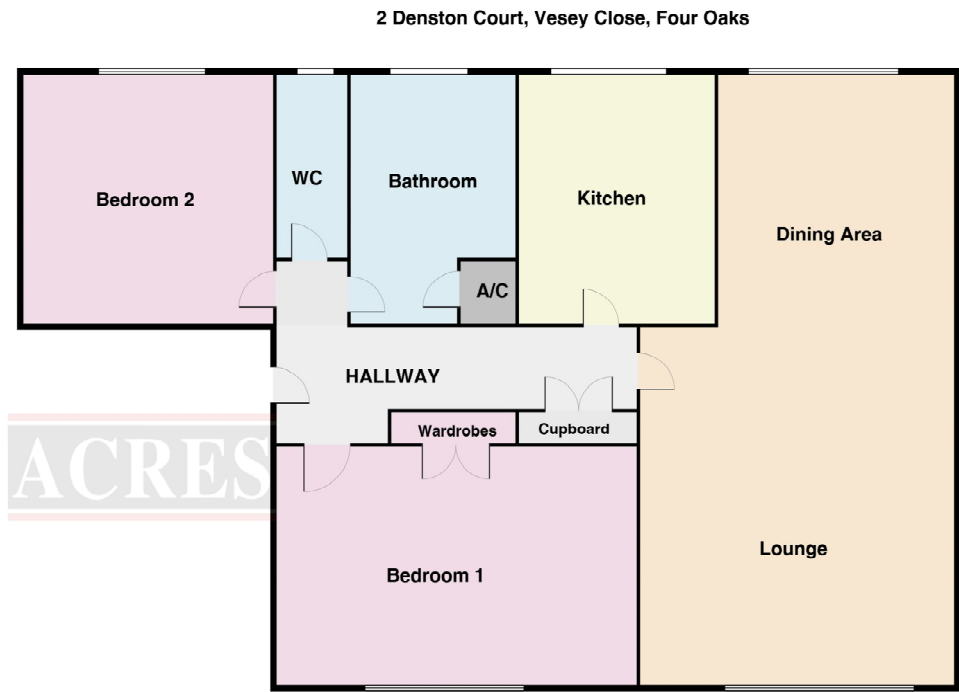
**COUNCIL TAX BAND:** D

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

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

**LOCATION:** Set off the main Walsall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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.