

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- First floor apartment
- Two bedrooms
- En-suite shower room
- Well appointed shower room
- Attractive lounge with balcony
- Fitted dining kitchen with central island
- Communal gardens
- Allocated parking
- Central, convenient location
- No upward chain



**2 WYNDLEY CLOSE, FOUR OAKS, B74 4JD - OFFERS AROUND £225,000**

This well presented spacious first floor apartment is set in a prime central and convenient location which is just short stroll from Blake Street station and local bus services. Overlooking open countryside, this well proportioned apartment offers a vast amount of living accommodation, having security of a main door intercom door release, the property is also complemented by gas central heating and pvc double glazing (both where specified). The property further benefits from allocated parking. Briefly comprising of welcoming reception hallway, fitted kitchen leading to dining area, attractive lounge with balcony, two double bedrooms both having fitted wardrobes and the master having an en-suite shower room and there is an additional family bathroom. To appreciate this deceptively spacious ground floor apartment we highly recommend an internal inspection.

Set back from road behind a tarmac driveway, there is visitor parking and a pathway giving access to

**CANOPY PORCH:** Having a side intercom door release, a half double glazed door opens to

**COMMUNAL ENTRANCE HALLWAY:** Leading to:

**WELCOMING RECEPTION HALL:** 11'1" x 8'4" max / 7'3" min Two useful storage cupboards, wood effect flooring, radiator.

**LOUNGE:** 14'7" x 12' Pvc double glazed French doors opening to balcony , electric feature stone effect fireplace with matching hearth and surround, wood effect flooring, radiator, door to:

**FITTED DINING KITCHEN:** 15'9" x 14'11" max / 14'3" min This open plan kitchen/diner offers one and half bowl sink/drainers unit set into granite work surfaces with tiled splash backs, there is a range of matching units to both base and wall level including drawers, central island unit with matching granite work surfaces and space for four stools with additional fitted units, integrated fridge/freezer, combination oven/grill, four ring gas hob above and extractor canopy over, plumbing for washing machine, leading to dining area with pvc double glazed window to rear and pvc double glazed door to side, wood effect flooring, space for six seater dining table, radiator.

**BEDROOM ONE:** 10'11" x 9'10" Pvc double glazed window to front, three double built-in wardrobes with shelving, radiator.

**EN-SUITE SHOWER ROOM:** 5'4" x 4'8" Matching white suite comprising corner shower cubicle with sliding glazed doors, wash hand basin, low level wc, mirrored display/storage cabinet, tiled walls and floor, chrome ladder style radiator.

**BEDROOM TWO:** 13' max / 10'7" min x 9'2" max / 6'3" min Pvc double glazed window to front, space for three double wardrobes and double bed, radiator.

**WELL APPOINTED SHOWER ROOM:** 6' x 5'4" Modern suite comprising double shower cubicle with sliding glazed doors, marble effect tiled walls and floor, wash hand basin, low level wc, chrome ladder style radiator, wall mounted mirror.

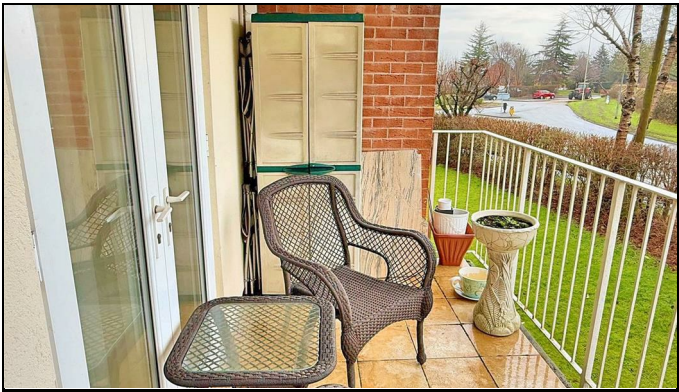
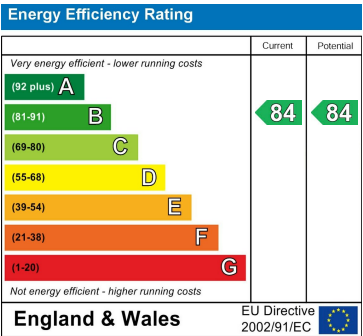




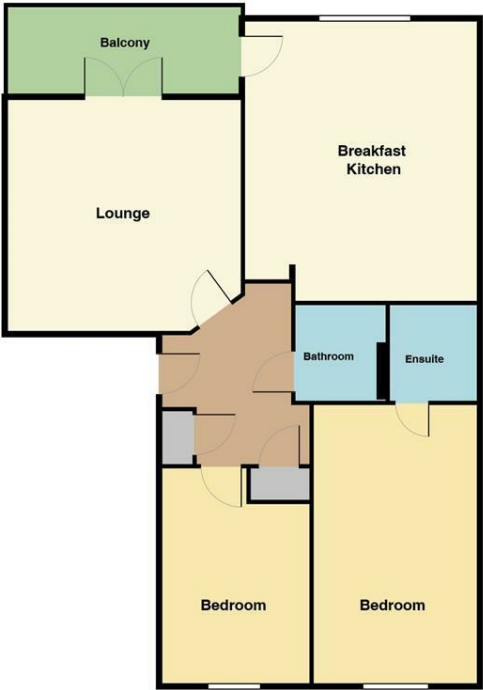
TENURE: We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088



Wyndley Manor, 2 Wyndley Close, Sutton Coldfield, B74 4JD



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.

