

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- First floor flat
- Two double bedrooms
- Well appointed bathroom & separate wc
- Attractive, spacious lounge with dining area
- Private sun terrace/balcony
- Fitted kitchen
- Garage
- Communal parking & gardens
- Delightful tree lined aspect
- Sought after, central location



VESEY CLOSE, FOUR OAKS, B74 4QN - OFFERS AROUND £225,000

This spacious, first floor flat, is set in the ever popular and sought after Vesey Close development off the Walsall Road. Ideally placed for local shopping facilities at 'The Crown', excellent public transport links including local bus services and the Cross City rail line, the property is also a short distance away from Mere Green having a further array of amenities, supermarkets, cafes and restaurants. Being only a short distance from Sutton Park, the property benefits from having a delightful, tree lined aspect to front and rear, set amidst outstanding communal gardens. Complemented by pvc double glazing and electric central heating (both where specified), the property briefly comprises of reception hall with storage, lounge with dining area leading to a balcony overlooking picturesque views, fitted kitchen, two double bedrooms, well appointed bathroom with separate wc, a garage, communal parking & gardens. To fully appreciate the property on offer and it's true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a communal lawned fore garden with mature, trees, shrubs and bushes, a paved pathway gives access to the development via:

WIDE CANOPY PORCH: Glazed doors with side intercom/door release system opens to:

COMMUNAL ENTRANCE: Door to rear parking area and garages, stairs to all floors and to the property.

RECEPTION HALL: Obscure glazed door with double storage cupboard, radiator.

LOUNGE/DINING AREA: 25'8" x 13'5" max / 8'10" min Pvc double glazed windows to front and rear, French doors to balcony, two radiators.

FITTED KITCHEN: 8'4" x 7'10" Pvc double glazed window to rear, stainless steel sink set into rolled edge work surfaces, complementary tiled splash backs, there is a range of matching units to both base and wall level including drawers, spaces for fridge & freezer, plumbing for washing machine, integrated oven & grill with extractor canopy over, tile effect flooring, radiator.

BEDROOM ONE: 14'9" x 12'5" Pvc double glazed window to front overlooking picturesque gardens, double storage cupboard/wardrobe, radiator.

BEDROOM TWO: 11' x 9'10" Pvc double glazed window to rear, radiator, space for double bed and wardrobe.

SEPARATE WC: Obscure glazed window, low level wc.

BATHROOM: 8'4" x 5'10" Obscure pvc double glazed window to rear, white suite comprising bath with shower over and glazed screen, tiled splash backs, wash hand basin with vanity unit below, wall mounted storage cupboard, ladder effect towel rail, wood effect flooring, chrome ladder style radiator.

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

COMMUNAL GARDENS: The development has substantial, well stocked communal gardens with large, central lawned area, mature shrubs, bushes, trees, water feature and seating.

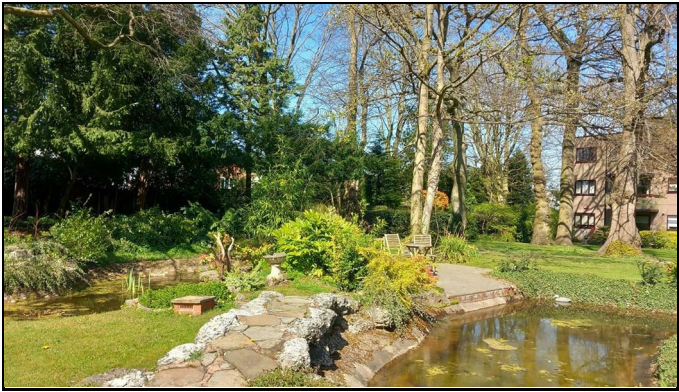


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



Wrekin Court, Vesey Close, Sutton Coldfield, B74 4QN



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.