

# ACRES

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- Prime Four Oaks location by Mere Green, and Four Oaks train station
- Well presented top floor apartment
- Spacious open plan lounge and dining area
- Fitted kitchen
- Two generous double bedrooms
- Contemporary bathroom
- Electric heating and double glazing throughout ( both where specified)
- Garage located to the rear
- No upward chain



**LICHFIELD ROAD, SUTTON COLDFIELD, B74 4DD - £195,000**

A well presented top floor apartment ideally positioned within a highly sought after Four Oaks location. The property enjoys a peaceful setting surrounded by well maintained communal gardens and offers easy access to local amenities, transport links, including Four Oaks train station, and Mere Green shopping centre with its range of bars, restaurants, and boutique stores. Perfect for first time buyers, downsizers, or investors, this lovely home combines modern living with a convenient and desirable setting.

Accessed via a path through the communal gardens leading to a shared entrance hall with stairs rising to the top floor.

**HALL:** A stylish front door opens into the private hall, featuring a phone intercom system, storage cupboards, and an electric storage heater, with doors leading off to the main accommodation.

**OPEN PLAN LOUNGE DINER:** 23'04" x 14'02": A spacious and bright open plan living area with two PVC double glazed windows to the rear, two electric storage heaters, and a feature electric flame effect wall mounted fire. Ample space is provided for both lounge and dining furniture, creating a versatile and comfortable living environment.

**KITCHEN:** 14'11" x 7'02" max (6'00" min): Fitted with a range of matching wall and base units with drawers, roll top work surfaces, and a one and a half bowl sink and drainer. Integrated electric oven and hob with extractor hood over, integrated fridge freezer, and spaces for washing machine and dishwasher. The kitchen also benefits from tiled splashbacks, laminate effect flooring, and a PVC double glazed window to the rear.

**BEDROOM ONE:** 12'09" x 8'04": A well proportioned double bedroom with PVC double glazed window to the side, electric heater, and fitted double sliding wardrobes offering excellent storage.

**BEDROOM TWO:** 11'01" x 10'01": A further good sized double bedroom with two PVC double glazed windows to the side and rear, electric heater, and fitted double sliding wardrobes.

**BATHROOM:** Fitted with an obscure PVC double glazed window to the rear and a modern white suite comprising a panelled bath with electric shower over, low flushing WC, and wash hand basin set within a vanity unit. Finished with tiled surrounds, tile effect laminate flooring, and a ladder style heated towel rail.

**GARAGE AND PARKING:** The property benefits from a single garage located to the rear, with additional parking available in front. (please check the suitability for your own vehicle)

Lease hold Property - Ground rent: £250pa - Service Charge: £1600pa

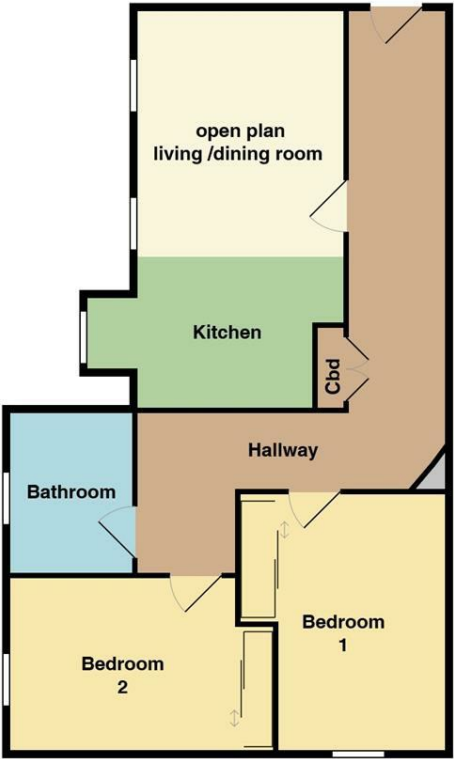
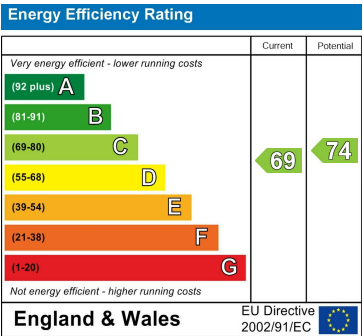




**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** B

**VIEWING:** Highly recommended via Acres on 0121 321 2101



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.