

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- Three double bedrooms
- En-suite shower room
- Well appointed bathroom
- Spacious lounge/dining room
- Breakfast kitchen
- Balcony with elevated views
- Two garages
- Much improved & well presented
- Sought after location
- Adjacent to Sutton Park



SEYMOUR GARDENS, FOUR OAKS, B74 4ST - OFFERS OVER £300,000

This delightful, much improved and superbly presented, spacious, second floor apartment, is set in a prime, central and sought after location, just a short stroll from a range of shopping facilities at 'The Crown'. Positioned adjacent to Sutton Park, the property features outstanding views over communal gardens and has access to excellent public transport links by way of local bus services and the Cross City rail line. Mere Green shopping centre is within a short distance having an additional variety of supermarkets, cafes, restaurants and bars. Complemented by pvc double glazing and electric heating (both where specified), together with the security of a security intercom system. Briefly comprising reception hall, attractive dual aspect lounge/dining area with balcony off, renewed breakfast kitchen, three double bedrooms, with the master having an en-suite shower room and bathroom. The property additionally offer two single car garages and outstanding, well maintained communal gardens. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac driveway leading to communal parking facilities, there are extensive lawns, pathways shrubs and bushes, mature trees and rose beds, together with seating areas. A pathway gives access to:

RECESSED PORCH: Glazed double doors with side intercom/door release system opens to:

COMMUNAL HALLWAY: Stairs to all floors, there is a substantial landing with storage and pvc double glazed windows to front, the property's multi-locking front door opens to:

RECEPTION HALL: Useful storage cupboards, renewed wooden doors throughout, room heater.

ATTRACTIVE LOUNGE: 22'2" x 13'3" Pvc double glazed windows to rear and double glazed doors to balcony, two obscure pvc double glazed windows to side, feature fireplace, space for sofas and dining table, room heater.

BREAKFAST KITCHEN: 12'5" x 8'3" Pvc double glazed window to rear, obscure glazed window to hall, one and a half bowl sink/drain unit set into rolled edge work surfaces, there is a range of matching fitted high gloss units to both base and wall level including drawers, integrated eye level oven/grill, four ring induction hob and extractor canopy over, tiled splash backs, integrated fridge/freezer and dishwasher, plumbing for washing machine, tiled floor.

BEDROOM ONE: 15'7" x 12'1" Pvc double glazed windows to side and rear, one double built-in wardrobe with built-in dressing table, room heater.

EN-SUITE SHOWER ROOM: 8'5" x 5'4" Obscure pvc double glazed window to rear, white suite comprising walk-in shower with glazed screen and tiled splash backs, wash hand basin, low level wc, mirrored storage unit, display ledge, tiled walls and flooring, chrome ladder style radiator.

BEDROOM TWO: 12'3" x 12'2" Pvc double glazed window to front, two double built-in wardrobes with overhead storage, room heater.

BEDROOM THREE: 12'2" x 9'9" Pvc double glazed window to front, three single built-in wardrobes, room heater.

BATHROOM: 11'1" x 8'2" Two obscure pvc double glazed windows to rear, white suite comprising bath with shower over and glazed screen, brick tiled splash backs, low level wc, wash hand basin with vanity unit below, large linen cupboard, tiled walls and floor, chrome ladder style radiator.

GARAGES: There are two separate single car garages set in a block to the rear (Please check the suitability of these garages for your own needs/vehicles)

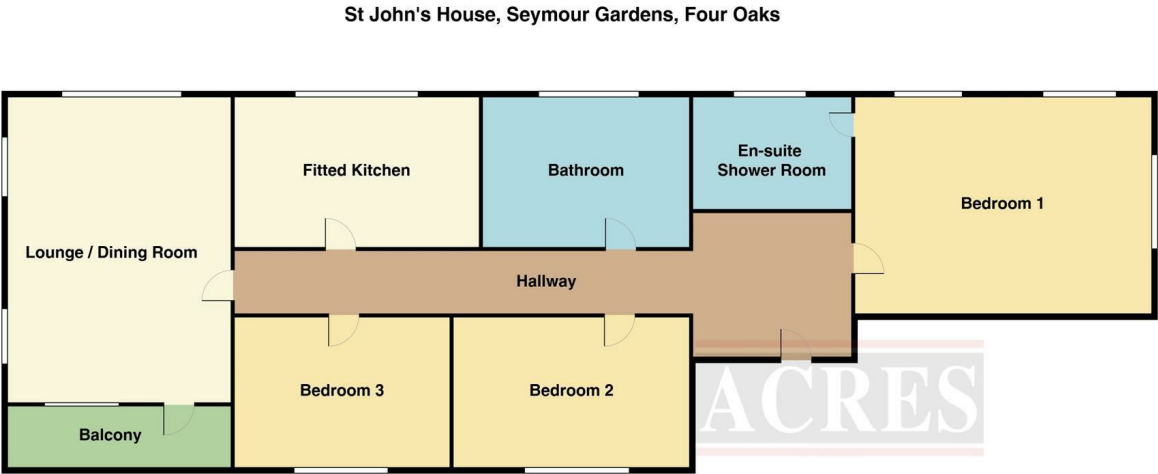
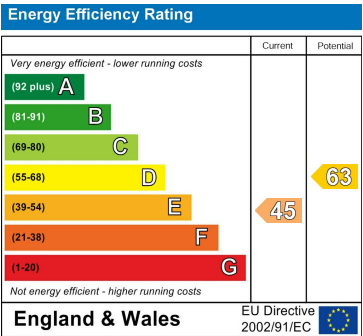
OUTSIDE: Set amidst outstanding communal gardens, being well tended and having mature shrubs, bushes and trees.



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

COUNCIL TAX BAND : E **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



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.

