

ACRES

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

- First floor apartment
- Two good sized bedrooms
- Master with and built-in wardrobes
- Attractive open plan lounge/diner
- Juliet balcony
- Fitted kitchen with appliances
- Gas central heating & double glazing
- Easy access to Four Oaks station
- Gated development
- Close to Sutton Park & Mere Green centre.



LICHFIELD ROAD, FOUR OAKS, B74 2TX - OFFERS AROUND £200,000

This spacious, well presented apartment, is set in a central, convenient location, within a short walk of Mere Green shopping centre, which offers an array of facilities including supermarkets, cafes, restaurants and bars. Having excellent public transport links readily available by way of local bus services and of course, access to Four Oaks train station. Offering gas central heating and pvc double glazing (both where specified) the apartment is set on a private, gated road with security intercom system. Briefly comprising reception hall, two double bedrooms, en-suite to the master, well appointed bathroom, open plan lounge/dining area with fitted kitchen and Juliet balcony. (We have been informed by the vendor that he is in the process of extending the lease which will amend the ground rent charges). To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the main Lichfield Road down a private driveway, behind electric security gates, with side intercom system, there is a pathway accessing the property via the main communal door, once more having intercom/door release system, opening to:

COMMUNAL ENTRANCE HALL: Pvc double glazed windows having stairs to all floors off to:

RECEPTION HALL: Two pvc double glazed windows to rear, large storage cupboard, doors to:

LOUNGE/DINING AREA: 17'4" x 9'4" Pvc double glazed window to front, pvc double glazed doors to Juliet balcony, space for dining table and sofa, radiator, leading to:

FITTED KITCHEN: 8'5" x 7'10" Obscure pvc double glazed window to rear, one and a half bowl stainless steel sink/drainage unit, set into box edged work surfaces, complementary splash backs, there is a range of high gloss fitted units to both base and wall level including drawers, larder unit, four ring gas hob with extractor canopy above, integrated oven & grill, plumbing for washing machine, tiled flooring.

BEDROOM ONE: 12'9" max / 8'8" min x 10'3" Pvc double glazed window to front, two double built-in wardrobes with sliding doors, radiator.

BEDROOM TWO: 13'3" x 8'9" Pvc double glazed window to front, radiator.

BATHROOM: 7'3" x 5'5" Obscure pvc double glazed window to rear, white suite comprising bath with shower over and glazed screen, wash hand basin, low level wc, part tiled walls, tiled flooring, radiator.



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)

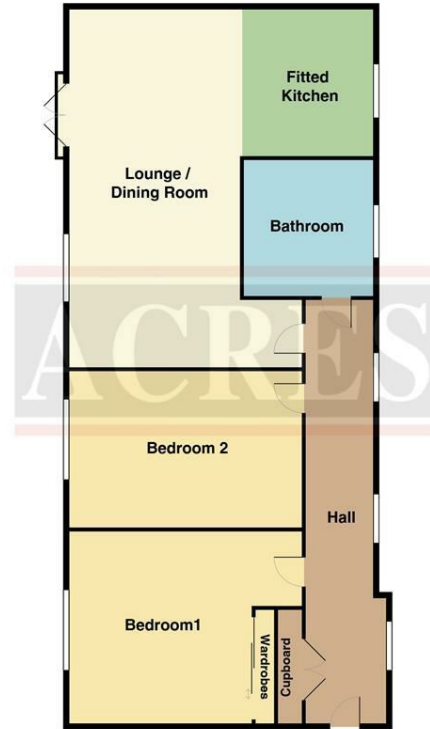
COUNCIL TAX BAND: C **COUNCIL:** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



Hartopp Court, 188a Lichfield Road, Four Oaks



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.