

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Two bedrooms
- Master having fitted wardrobes
- Ground floor shower room
- Well appointed bathroom
- Attractive lounge
- Fitted breakfast kitchen with appliances
- Corner position with private rear garden
- Set in a small, select retirement development
- Allocated parking
- No upward chain



THE DOVECOTES, FOUR OAKS, B75 5DN - OFFERS AROUND £295,000

Occupying a corner position, in an exclusive retirement development, within a prime, central and sought after location, being just a short stroll from Mere Green shopping centre, which offers a variety of amenities, facilities and restaurants. Complemented by gas central heating and double glazing (where specified) the property briefly comprises of reception hall, lounge, breakfast kitchen, ground floor shower room, to the first floor there are two bedrooms, the master having wardrobes and a well appointed bathroom. To the rear of the property there is a private rear garden with tree lined aspect. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind the property is accessed via a paved walkway leading to:

RECEPTION HALL: Solid timber door, obscure pvc double glazed window to rear, useful under stairs storage cupboard, built-in shelving, display cabinet, two radiators, stairs off.

LOUNGE: 16'10" max / 16'2" min x 10'1" Pvc double glazed patio doors to rear with contemporary feature fireplace having marble hearth, radiator.

GROUND FLOOR SHOWER ROOM: 10'1" max / 8'7" min x 5'5" Obscure pvc double glazed window to rear, matching white suite comprising shower with glazed doors, tiled splash backs, wash hand basin, low level wc, fitted tiled display/storage shelf, fitted mirror, tiled walls and floor, radiator.

BREAKFAST KITCHEN: 13'5" x 7'5" Double glazed bay window to front, one and a half bowl stainless steel sink/drainage unit set into rolled edge work surfaces, offering a range of fitted units to both base and wall level including drawers, pull out storage cupboard with eye level integrated microwave and double oven, integrated fridge/freezer and dishwasher, four ring hob with extractor canopy over, plumbing for washing machine, wood effect flooring, space for small table, radiator.

STAIRS TO LANDING: Useful storage cupboard.

BEDROOM ONE: 13'10" max / 12'3" min x 10' Double glazed window to rear, two double fitted wardrobes, radiator.

BEDROOM TWO: 12'3" x 7'7" Double glazed window to front, fitted storage cupboard, radiator.

BATHROOM: 9'9" x 7'6" Obscure double glazed window to rear, matching suite comprising bath with shower over, bidet, low level wc, wash hand basin with vanity unit below, storage shelf/ledge, fitted mirror, radiator.

OUTSIDE: Occupying an 'L'-shaped plot the garden offers tree lined aspect providing a good degree of privacy, having a variety of shrubs and bushes.



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

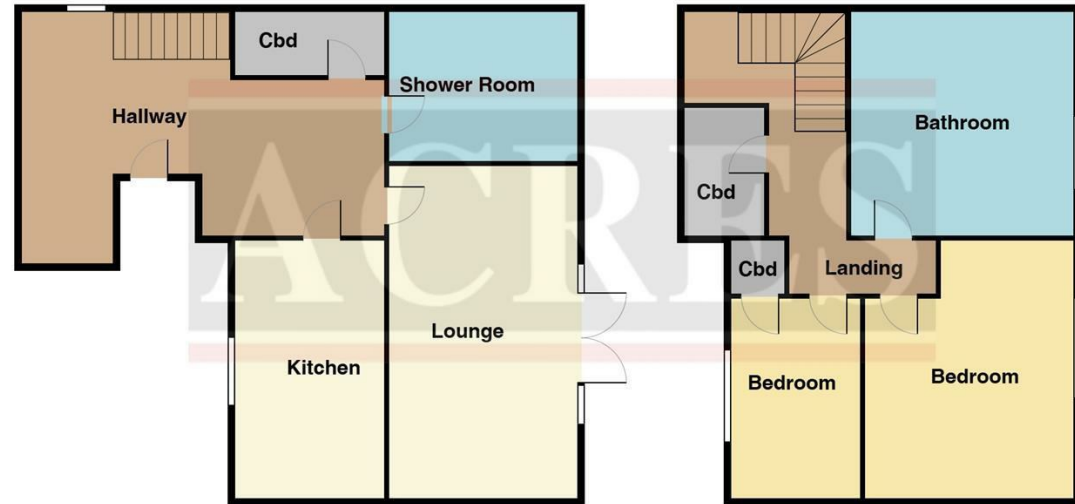
COUNCIL TAX BAND: F **COUNCIL:** Birmingham

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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	
England & Wales EU Directive 2002/91/EC		



The Dovecotes, Sutton Coldfield, B75 5DN



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.