

ACRES

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



- Two bedrooms both with fitted wardrobes
- Lounge dining room
- Fitted breakfast kitchen
- Well-appointed shower room
- Security intercom
- Well maintained communal gardens
- Garage
- Sought after location
- No upward chain



CEDARWOOD, FOUR OAKS ROAD, B74 2SH - OFFERS AROUND £230,000

Set in an outstanding central location just a short stroll from the cross city railway line at Four Oaks station, the property additionally has readily available bus services and is within close proximity to Mere Green, which offers a variety of amenities such as restaurants, shops and cafes. Complemented by pvc double glazing and gas central heating (both where specified) the property additionally has the security of a main door intercom door release system. To the rear of the property overlooking gardens with tree lined aspect, this first floor property briefly comprises of: Deep reception hall, spacious lounge with dining area, breakfast kitchen, two bedrooms with fitted wardrobes, recently renewed shower room as well as a garage in a separate block. To fully appreciate the accommodation on offer we highly recommend an internal inspection of this first-floor apartment.

Set back from the roadway behind a tarmac driveway providing a large communal parking area, there are lawn, shrubs and bushes providing a good screen from Four Oaks Road. Access is gained to property via a double-glazed door having side intercom door release system.

COMMUNAL ENTRANCE HALL: Door leading to rear garden/garage room, stairs rise to the first floor where there is a further pvc double glazed door open to:

DEEP RECEPTION HALL: Two useful storage/cloaks cupboards, wood effect flooring and radiator. Glazed door to:

LOUNGE/DINER: 17'11" x 13' Two pvc double glazed windows to front, space for dining room table and three-piece suite, feature fireplace which has a marble effect hearth and timber surround, two radiators.

BREAKFAST KITCHEN: 9'06" x 9' Pvc double glazed window to rear, single sink and drainer unit inset into granite work surfaces with a rustic brick effect tiled splashbacks offering a range of matching cupboards to both base and wall level and a variety of drawers, with oven and four ring gas hob above and extractor canopy over, plumbing for washing machine, integrated fridge freezer and wood effect flooring.

BEDROOM ONE: 12'11" x 10' Pvc double glazed window to front with built-in double wardrobe and radiator.

BEDROOM TWO: 10' x 9'05" Pvc double glazed window to rear with double built-in wardrobe.

SHOWER ROOM: 7'09" x 6'10" Obscure pvc double glazed window to rear with modern suite comprising a double walk-in shower with glazed screen with rainfall shower and mixer shower system, low level wc with wall hung wash hand basin, tiled walls and floor with wall mounted display storage and ladder effect radiator.

SINGLE GARAGE: (please check the suitability of the measurements for your own vehicle) Set to the rear of the property within a garage block, up and over garage door.

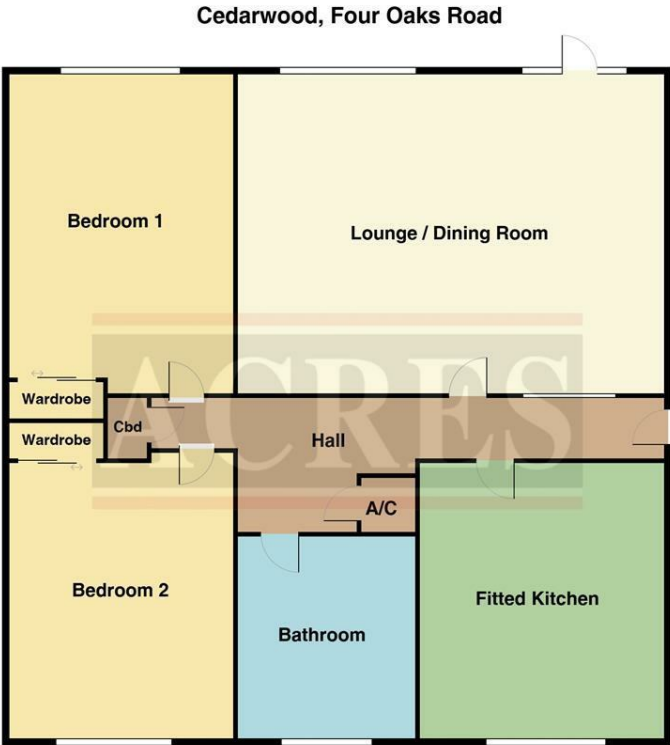
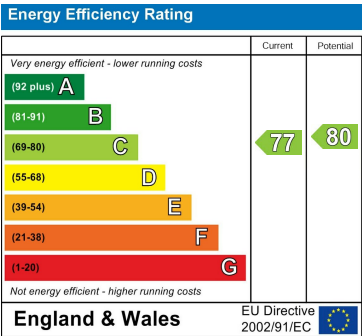
OUTSIDE: Furthermore, set to the rear you will find a lawned rear garden having central communal gardens together with borders having a variety of shrubs, bushes and a paved pathway.



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 : D **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.

