

ACRES

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



- Ground floor maisonette
- Two double bedrooms
- Well appointed bathroom
- Lounge with feature fireplace
- Fitted breakfast kitchen
- Private terrace/courtyard
- No upward chain
- Sought after, central location
- Close to Mere Green & public transport links



125 LICHFIELD ROAD, FOUR OAKS, B74 2RX - OFFERS OVER £290,000

This well presented & much improved, ground floor maisonette, is set in a prime, central and sought after location, close to Sutton Park public transport links by way of the Cross City rail line and local bus services. Being close to Mere Green shopping centre, there is access to a variety of shops, bars and restaurants, together with well regarded schooling. Benefitting from pvc double glazing and gas central heating (both where specified) the accommodation briefly comprises welcoming reception hall, lounge, fitted breakfast kitchen, two good sized bedrooms and a well appointed bathroom with a white suite. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway with access via Blackroot Road, there is a communal parking area and the accommodation is entered via an obscure double glazed door into:

RECEPTION HALL: Obscure double glazed window to side, wood effect flooring, stairs off, door to:

LOUNGE: 11'9" x 11'9" Double glazed window to front, feature fireplace, radiator.

FITTED KITCHEN: 11'4" x 11'1" Double glazed window to rear, Belfast sink unit set into box edged work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, space for Range style cooker and American style fridge/freezer, wood effect flooring, radiator, space for table and chairs.

STAIRS TO LANDING: Double glazed window to side, radiator.

BEDROOM ONE: 11'4" x 11'2" Double glazed window to rear, radiator.

BEDROOM TWO: 11'9" x 11'1" Double glazed window to front, radiator.

BATHROOM: Obscure double glazed window to side, freestanding bath, feature tiled splash backs, tiled display/storage ledge, wash hand basin, low level wc, chrome ladder style radiator.

OUTSIDE: There is a communal parking area and the accommodation benefits from a terrace/courtyard with space for outside seating.



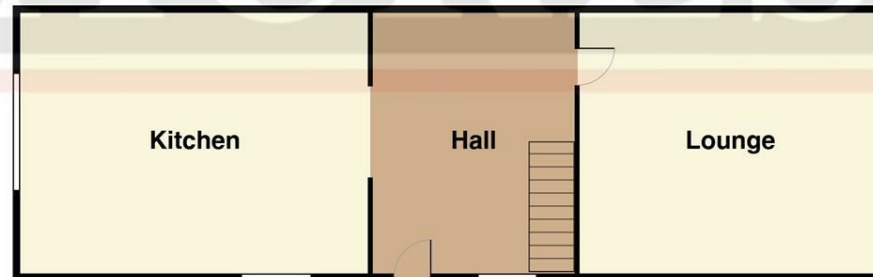
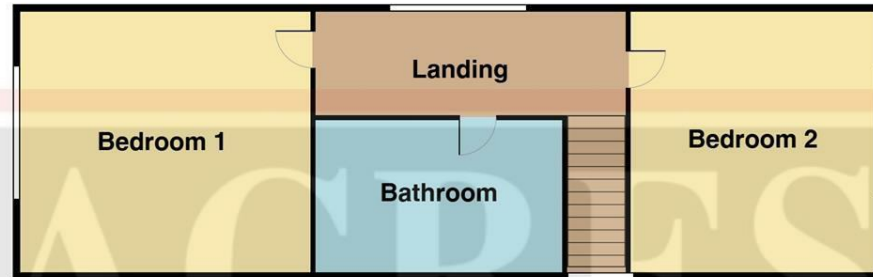
TENURE: We have been informed by the vendor that the property is Leasehold - Share of Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	58
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Halebrose Mansions, Lichfield Road, Four Oaks, Sutton Coldfield, B74 2RX



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.