

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- First floor apartment
- Two bedrooms
- En-suite shower room
- Well appointed bathroom
- Attractive lounge with balcony access
- Fitted kitchen/dining area with balcony access
- Allocated parking space
- Communal gardens & visitor parking
- Delightful views over open fields to rear
- No upward chain



WYNDLEY CLOSE, FOUR OAKS, B74 4JD - OFFERS AROUND £250,000

This well presented spacious second floor apartment is set in a prime central and convenient location which is just short stroll from Blake Street station and local bus services. Overlooking open countryside, this well proportioned apartment offers a vast amount of living accommodation, having security of a main door intercom door release, the property is also complemented by gas central heating and pvc double glazing (both where specified). The property further benefits from allocated parking. Briefly comprising of welcoming reception hallway, fitted kitchen leading to dining area, attractive lounge with balcony, two double bedrooms, the master having an en-suite shower room and an additional family bathroom. To appreciate this deceptively spacious ground floor apartment we highly recommend an internal inspection.

Set back from road behind a tarmac driveway, there is visitor parking and a pathway giving access to:

CANOPY PORCH: Having a side intercom door release, a half double glazed door opens to:

COMMUNAL ENTRANCE HALLWAY: Leading to:

RECEPTION HALL: Solid wood front door, two useful storage cupboards, radiator, doors to:

FITTED KITCHEN/DINING AREA: 18'4" x 9'8" Pvc double glazed French doors to rear balcony overlooking open fields, pvc double glazed window to side, single sink/drain unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, integrated oven and grill, ceramic hob with extractor canopy over, plumbing and space for washing machine, spaces for fridge and freezer, breakfast bar having spacer for two stools, wood effect flooring. **Dining Area:** Having space for dining table and chairs, radiator, door to:

LOUNGE: 17'6" x 11'3" Pvc double glazed window to rear, side pvc double glazed door to balcony, coal effect feature fireplace with tiled hearth and surround, decorative mantle over, two radiators.

BEDROOM ONE: 16'4" x 13'9" max / 8'6" min Pvc double glazed window to front, radiator.

EN-SUITE SHOWER ROOM: 5'7" x 5'4" Obscure pvc double glazed window to side, suite comprising corner enclosed shower cubicle with glazed sliding doors, wash hand basin, tiled splash backs, low level wc, mirrored storage cabinet, radiator.

BEDROOM TWO: 12'10" x 8'10" Pvc double glazed window to front, radiator.

BATHROOM: 7'10" x 6' Matching suite comprising bath with shower over, tiled splash backs, wash hand basin, low level wc, radiator.

OUTSIDE: The property offers a balcony overlooking open fields and has the added benefit of having an allocated parking space together with communal visitor parking and communal gardens.



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: D **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		
(69-80) C	78	78
(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	



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.