

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 apartment
- Three double bedrooms
- Two separate shower rooms
- Delightful, imposing lounge/dining area
- Comprehensively fitted breakfast kitchen
- Terrace overlooking outstanding communal gardens
- Two garages
- Adjacent to Sutton Park
- No upward chain



SEYMOUR GARDENS, FOUR OAKS, B74 4ST - OFFERS AROUND £295,000

This well presented, much improved, ground floor flat, set overlooking delightful communal gardens, in a prime, central location is also just a short stroll from a range of shopping facilities at 'The Crown'. Being adjacent to Sutton Park and having outstanding, well maintained communal garden, there are excellent public transport links available by way of the Cross City rail line and local bus services. The property is complemented by pvc double glazing and electric heating (both where specified) and briefly comprises reception hall, dual aspect lounge/dining area, fitted breakfast kitchen, two shower rooms, three double bedrooms and benefits from two garages located in a separate block to the rear. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind communal and visitor parking, the property is entered via a communal door with side intercom/door release system into:

COMMUNAL ENTRANCE HALL: Having door opening to:

RECEPTION HALL: Multi-locking front door, obscure glazed window to front, two useful storage cupboards, doors to:

DUAL ASPECT LOUNGE: 24'2" x 12'11" Pvc double glazed windows to front, rear and side, French door out to terrace, space for feature fireplace and electric heater.

BREAKFAST KITCHEN: 12' x 8'4" Pvc double glazed window to front, one and a half bowl sink/drain unit, set into rolled edge work surfaces, tiled splash backs, there is a range of matching units to both base and wall level including drawers, space for fridge/freezer, plumbing and space for washing machine, space for tumble dryer, integrated oven/grill with hob above, space for breakfast bar, wood effect flooring, picture window to hallway.

SHOWER ROOM: 8'5" x 4'5" Obscure pvc double glazed window to side, suite comprising enclosed shower cubicle with glazed shower screen and tiled splash backs, part tiled walls, wash hand basin, low level wc, tiled effect flooring, heated towel rail.

BEDROOM ONE: 12'8" x 12'6" Pvc double glazed window to rear, five double built-in wardrobes with overhead storage, space for electric heater.

BEDROOM TWO: 11'11" x 10'7" Pvc double glazed windows to side and rear, two double built-in wardrobes, space for matching bedside units and dressing table, space for electric heater.

SHOWER ROOM TWO: 8'6" x 6'10" Obscure pvc double glazed window to front, white suite comprising enclosed shower cubicle, tiled splash backs and walls, wash hand basin, low level wc, storage cupboard, heated towel rail.

BEDROOM THREE/DINING ROOM: 11'11" x 10'4" Pvc double glazed window to rear.

GARAGES: Located in a separate block (Please check the suitability of this garage for your own vehicle)

COMMUNAL GARDENS: The property is set amidst extensive, outstanding, well tended gardens having lawns, mature bushes and trees.



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 : E **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E	44		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Seton House, Seymour Gardens, 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 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.