ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- First floor apartment with lift access
- Two good sized bedrooms
- En-suite shower room to master
- Well appointed bathroom
- Lounge/dining area
- Snug/home office
- Fitted kitchen
- Gated parking area with an allocated space
- Communal gardens & set adjacent to Sutton Park
- No upward chain





RYKNILD DRIVE, STREETLY, B74 2AZ - OFFERS AROUND £285,000

This outstanding, spacious and well presented, first floor apartment, is set in a prime, central location, set adjacent to Sutton Park. There are public transport links available close by, together with access to local shops and amenities. Complemented by gas central heating and pvc double glazing (both where specified), the property has the security of a video intercom/door release system and electric remote controlled gated access to a private rear parking area with an allocated space. Benefitting from communal reception areas with lift access, visitor parking and communal gardens the accommodation briefly comprises welcoming reception hall with storage, open plan lounge/dining room with balcony, fitted kitchen with appliances, potential snug/home office, two double bedrooms, the master having an en-suite shower room, together with a well appointed bathroom. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a communal lawned fore garden with shrubs, bushes and trees, a pathway leads to the apartment block and access is gained to the property via a communal door with side video entry/intercom system, courtesy lighting, door opens to:

COMMUNAL LOBBY: Pvc double glazed windows, ceiling light point, lift access, door opening to:

LARGE COMMUNAL RECEPTION HALL: Having windows and door to rear leading to car parking area, feature central staircase leads to all floors, solid wood front door opens into:

RECEPTION HALLWAY: Two useful storage cupboards, radiator, door off to:

LOUNGE/DINING AREA: 21'11" x 14'2" max / 11' min Pvc double glazed French doors out to balcony, pvc double glazed windows to side, glazed picture to study, coal effect feature fireplace having stone hearth, surround and mantle, two radiators.

SNUG/HOME OFFICE: 7'10" x 5'10" Glazed windows to lounge and dining room, radiator

BREAKFAST KITCHEN: 10'1" x 8'8" Pvc double glazed window to side, one and a half bowl sink/drainer unit set into rolled edge work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, inset oven, grill, microwave, four ring gas hob with extractor canopy above, integrated dishwasher and washer/dryer, fridge/freezer (being included), tiled floor, radiator.

BEDROOM ONE: 15'4" max x 12'7" max / 11'5" min Pvc double glazed bay window to front, two single built in wardrobes having central bed recess and over head storage, space for bedside units and dressing table, radiator.

EN-SUITE SHOWER ROOM: Corner enclosed shower cubicle with glazed sliding doors, wash hand basin, low level wc, part tiled walls, tiled floor, radiator.

BEDROOM TWO: 9'6" x 8'8" Pvc double glazed window to side, radiator.

BATHROOM: 15'5" x 11'6" White suite comprising bath with feature tiled splash backs, double enclosed shower cubicle with glazed sliding shower screen, wash hand basin, low level wc, tiled walls and floor, radiator.

GATED PARKING AREA: Entered through an electrically remote controlled gate to a private, parking area with an allocated parking space, having mature shrubs and bushes.

COMMUNAL GARDENS: Located at the front being well tended and maintained all year round, having mature shrubs, bushes, trees, hedging and lawns.















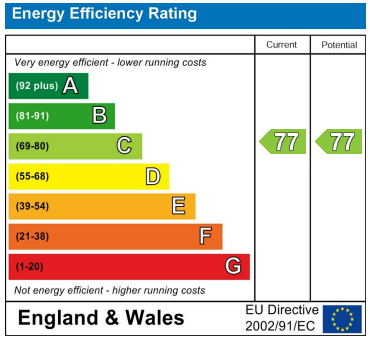
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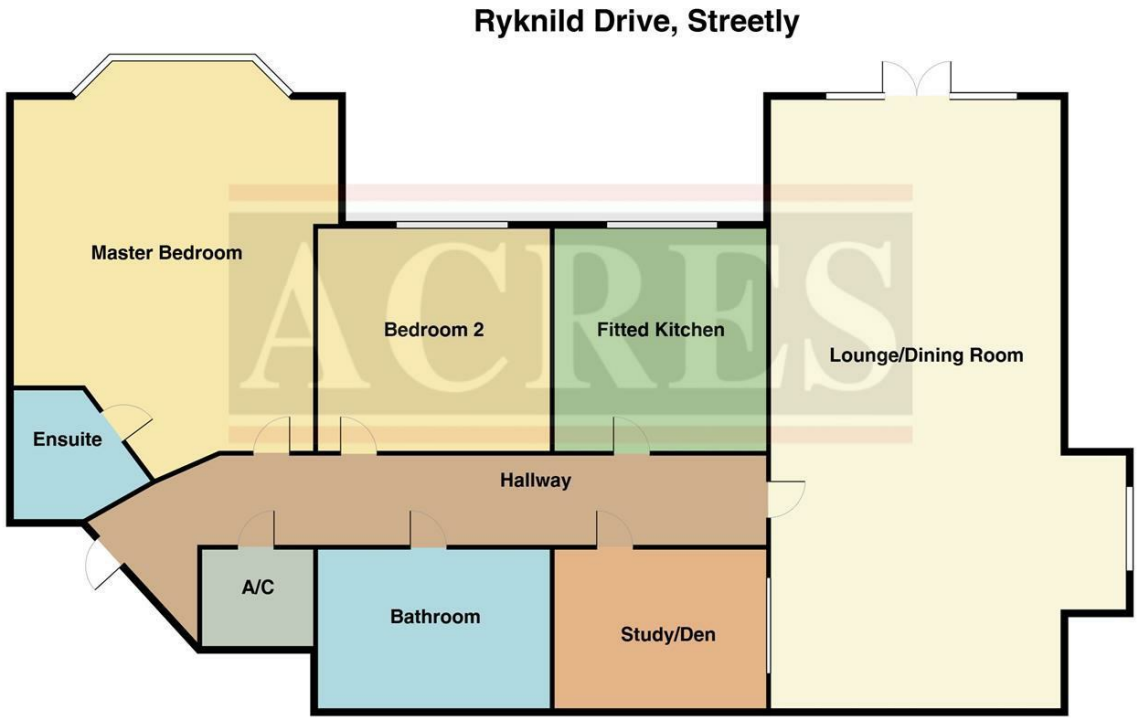
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E COUNCIL: Walsall

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 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.