

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Ground floor apartment
- Two bedrooms
- En-suite shower room to bedroom one
- Family bathroom
- Lounge
- Fitted kitchen with appliances
- Patio area access via lounge
- Allocated parking space
- Communal gardens & visitor parking
- Close to Sutton Park & Streetly Village



HORSLEY ROAD, STREETLY, B74 3FE - OFFERS OVER £230,000

This well presented, ground floor apartment is set in a prime, central location, just a short stroll from Streetly Village & Sutton Park, with all it's natural beauty. Benefitting from an extended leasehold term, the property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising reception hall, lounge with doors accessing a patio area for seating, fitted kitchen with appliances, two bedrooms, the master having an en-suite shower room off, together with a further main bathroom. Externally there is a allocated parking space, communal gardens and visitor parking. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set off Thornhill Road, down a driveway, the development has allocated and visitor parking, together with well maintained gardens leading to:

COMMUNAL ENTRANCE HALL: Security intercom/door release system, stairs off to all floors, multi-locking wooden front door opens into:

RECEPTION HALL: Three large, useful storage cupboards, housing plumbing and space for washing machine, radiator, doors to:

LOUNGE: 17'6" x 12'9" Pvc double glazed window to side, pvc double glazed French doors to rear, stone effect feature fireplace with marble style hearth and decorative surround, wood effect flooring, three radiators.

FITTED KITCHEN: 9' x 7'2" Pvc double glazed window to side, one and a half bowl sink/drain unit set into box edged work surfaces, there is a range of matching high gloss units fitted to both base and wall level including drawers, inset double oven / grill, integrated fridge/freezer and dishwasher, induction hob with feature tiled splash back, wood effect flooring.

BEDROOM ONE: 17'7" x 9'7" Pvc double glazed window to side, two double built-in wardrobes, radiator, door to:

EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to side, corner enclosed shower cubicle with shower screen, wash hand basin, low level wc, part tiled walls and floor, wall mounted mirrored display/storage shelf.

BEDROOM TWO: 9'3" x 8'6" Pvc double glazed window to front, radiator.

BATHROOM: 6'8" x 6'4" Pvc double glazed obscure window to rear, bath with shower over and glazed splash screen, wash hand basin with vanity unit below, low level wc, tiled floor, radiator.

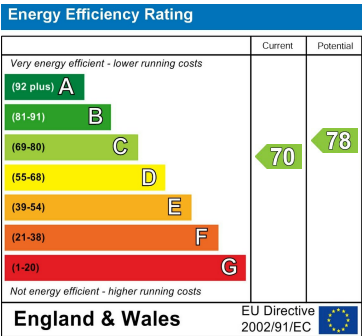
OUTSIDE: Communal gardens and the apartment has it's own paved patio area for seating, accessed from the lounge.



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:** 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.