ACRES

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

- First floor apartment
- Two bedrooms
- En-suite shower room
- Well appointed bathroom
- Open plan lounge/diner/kitchen
- Two allocated parking spaces
- Security intercom door release
- Central, convenient location
- Well presented throughout
- No upward chain

BLUE CEDAR DRIVE, STREETLY, B74 2AE - OFFERS AROUND £180,000

This well presented, first floor apartment, is set in a popular, central location, close to local bus services. Having a number of local amenities close by including shops, cafes and restaurants, there is access to open countryside and is within a short drive of Sutton Park. Complemented by pvc double glazing and electric heating (both where specified), this attractive apartment, has the added security of an intercom/door release system, together with the added benefit of two allocated parking spaces. Briefly comprising reception hall, attractive open plan lounge/dining area opening to fitted kitchen, two bedrooms, the master having an en-suite shower room, the property also offers a well appointed bathroom. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway by the communal parking area with pathway and tree lined aspect, the development is accessed via the rear through a communal door with canopy porch over and side intercom/door release system into:

COMMUNAL HALLWAY: Having obscure double glazed window to rear, stairs off to all floors. The apartment is entered via a multi-locking front door into:

RECEPTION HALL: Two useful storage cupboards, electric radiator, wood effect flooring, door to:

OPEN PLAN LOUNGE/DINER/KITCHEN AREA: 23’5” max / 8’6” min x 10’8” max / 7’3” min

Lounge: Two pvc double glazed windows and French doors to rear Juliet balcony, two electric radiators, space for sofas and dining table.

Kitchen: One and a half bowl sink drainer unit, set into box edged work surfaces, complementary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated oven with four ring hob and extractor canopy over, space and plumbing for washing machine, space for American style fridge/freezer, wood effect flooring.

BEDROOM ONE: 11’1” x 9’7” Two pvc double glazed windows to rear, two double wardrobes, electric radiator.

EN-SUITE SHOWER ROOM: Enclosed shower cubicle with tiled splash backs and folding glazed door, wash hand basin, low level wc, tile effect flooring.

BEDROOM TWO: 12’2” x 10’2” Two pvc double glazed windows to rear, made to measure bed with storage units including wardrobes and drawers, electric radiator.

BATHROOM: 6’3” x 5’6” White suite comprising bath with tiled splash backs, wash hand basin, low level wc, tile effect flooring, electric radiator.

OUTSIDE: There are communal gardens with a tree lined aspect and having the added benefit of two allocated parking spaces.

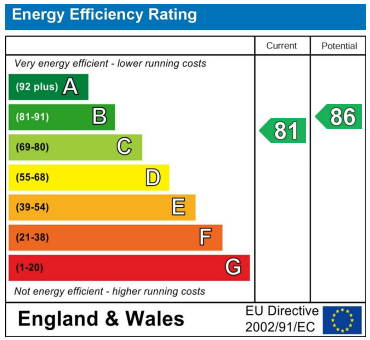
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

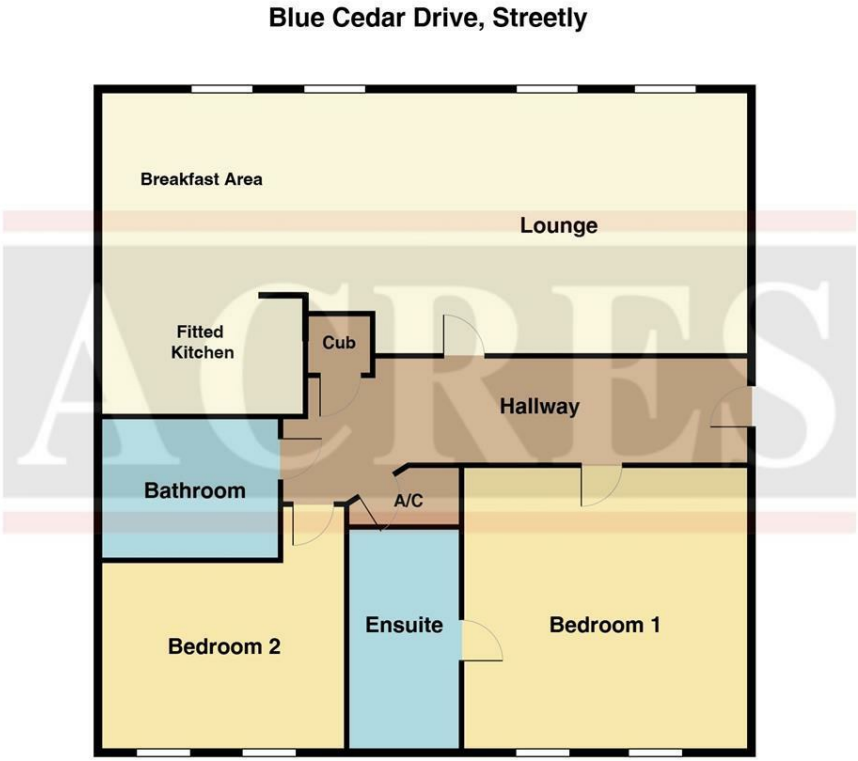
The Property Ombudsman

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 : C 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 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.