

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Top floor apartment
- Renovated & beautifully presented throughout
- Bright & spacious lounge with access to balcony
- Reconfigured to create an open-plan kitchen, dining & living area
- Balcony enjoying a pleasant tree-lined aspect
- Two well proportioned double bedrooms
- Modern bathroom
- Garage
- Extended leasehold term
- Sought after location in Four Oaks



**VESEY CLOSE, FOUR OAKS, B74 4QN - OFFERS AROUND £250,000**

Set within the highly desirable Four Oaks area, this superbly renovated top floor apartment on Vesey Close offers stylish and well presented accommodation throughout. Thoughtfully reconfigured by the current owners, the property now benefits from a bright open-plan kitchen, dining and living space, creating a contemporary layout ideal for modern living and entertaining. The spacious lounge area enjoys access to a private balcony with a pleasant tree lined aspect, providing a peaceful outlook. The apartment further features two generous double bedrooms and a well appointed bathroom, and benefits from the added advantage of an extended lease, making it an excellent opportunity for both homeowners and investors alike.

Positioned the corner of the development, which has superb communal gardens, a paved pathway give access to the property via a wide canopy porch having side intercom/door release system, a glazed communal door opens into:

**COMMUNAL ENTRANCE HALL:** Door to rear parking area and garages, timber stained door with obscure glazed inset opens to:

**RECEPTION HALL:** :Large useful storage cupboard, wall mounted shoe cabinet, electric radiator, doors to:

**SPACIOUS LOUNGE:** 17'3" x 13'10" Double glazed sliding doors to rear balcony with oiled decking and cast iron railings, two pvc double glazed windows to side, space for sofas, two electric radiators, glazed door to:

**FITTED KITCHEN/DINER:** 17'2" x 8'4" Two pvc double glazed windows to side and rear, ceramic sink set into marble effect box edged work surfaces, tiled splash backs, there is a range of high gloss fitted units to both base and wall level including drawers, inset single oven, integrated fridge, freezer and dishwasher, space and plumbing for washing machine, space for table and chairs, tiled flooring, electric radiator.

**BEDROOM ONE:** 14'1" x 12'4" Pvc double glazed window to rear, useful storage cupboard, electric radiator.

**BEDROOM TWO:** 11' x 9'11" Pvc double glazed window to rear, electric radiator.

**BATHROOM:** 8'4" max / 4'9" min x 9'1" max / 3'2" min Two obscure pvc double glazed windows to rear, white suite comprising 'P'-shaped bath with shower over, feature tiled splash backs and glazed shower screen, wash hand basin, low level wc, part tiled walls, useful storage cupboard, tiled flooring, ladder style heated towel rail, additional electric radiator.

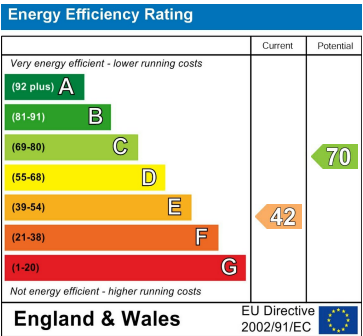
**GARAGE:** Up and over garage door, sensor solar lighting (Please check the suitability of this garage for your own vehicle)



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



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.