

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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- Ground floor apartment
- Two bedrooms
- Bedroom one with fitted wardrobes & en-suite shower room
- Bathroom with white suite
- Lounge/dining area with access to balcony/terrace
- Fitted kitchen with integrated appliances
- Single garage & allocated parking
- Gated development
- Communal gardens & parking area
- No upward chain



***FARNCOTE DRIVE, FOUR OAKS, B74 4QH - OFFERS AROUND £175,000***

This well presented, ground floor apartment is set a central, convenient location, close to local shops at 'The Crown' and having further amenities, shops bars and restaurants at Mere Green. The area is served by excellent public transport links by way of local bus services and the Cross City rail line, together with access to well regarded schooling for all ages. Benefiting from pvc double glazing and electric heating (both where specified) the accommodation briefly comprises communal hallway, reception hall, lounge/dining area with balcony off , fitted kitchen with integrated appliances, two bedrooms, the master with built-in wardrobes and an en-suite shower room, together with a well appointed family bathroom. Externally the property has allocated parking, together with a garage. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind electrically operated iron gates and a paved parking area, the property is access via a recessed porch having glazed door and side intercom/door release system into:

**COMMUNAL ENTRANCE HALL:** Windows to front, stairs off to all floor.

**RECEPTION HALL:** Multi-locking front door, intercom/door release system, wood effect flooring, two useful storage cupboards, electric heater, doors to:

**LOUNGE/DINER:** 17' x 11'2" Pvc double glazed sliding doors to rear enclosed balcony overlooking communal gardens, wood effect flooring, electric heater, space for sofas and dining table, archway to:

**FITTED KITCHEN:** 10' x 6'8" Pvc double glazed window to side, stainless steel sink unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, integrated fridge/freezer, plumbing and space for washing machine, integrated dishwasher, inset oven, ceramic hob with concealed extractor over, wood effect flooring.

**BEDROOM ONE:** 15'8" max / 11' min x 10' Pvc double glazed box window to front, two double built-in wardrobes, electric heater, access to:

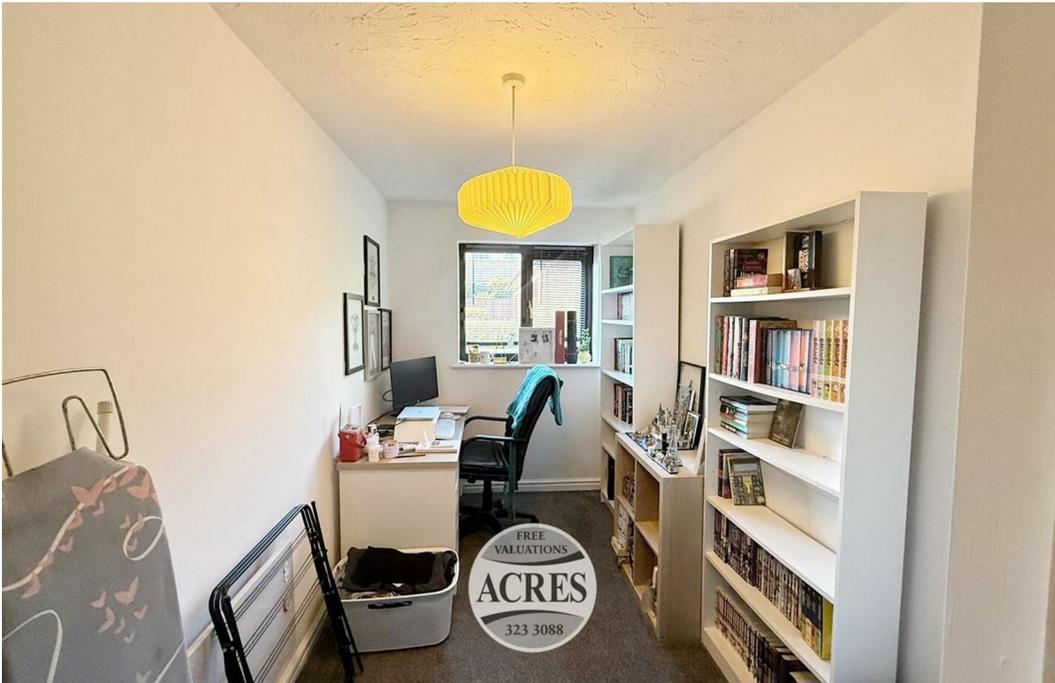
**EN-SUITE SHOWER ROOM:** 5'8" x 5'3" Enclosed shower cubicle with glazed shower screen, wash hand basin with vanity unit below, low flushing wc, tiled floor and walls.

**BEDROOM TWO:** 13'8" x 6'6" Pvc double glazed window to front, built-in storage cupboard, electric heater.

**BATHROOM:** 7'1" x 6'9" White suite comprising bath with shower over, tiled splash backs, wash hand basin, low level wc, tiled floor.

**GARAGE:** Up and over door with allocated parking space to front (Please check the suitability of this garage for your own vehicle)

**COMMUNAL GARDEN:** Having lawn with a variety of mature shrubs, bushes and trees.



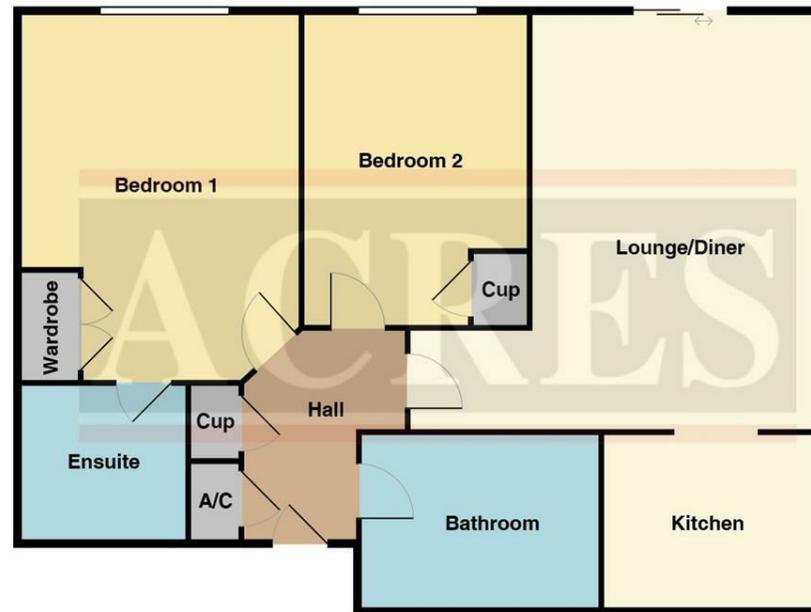
**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** D

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Tudor Park Court, Sutton Coldfield, B74 4QH**



**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.