

ACRES

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

- Two bedrooms
- Bathroom with white suite
- Attractive lounge with feature fireplace
- Fitted kitchen with breakfast area
- Garage set to rear
- Gas central heating & pvc double glazing
- Centrally located, second floor flat
- Well presented & improved
- No upward chain



BLACKBERRY LANE, FOUR OAKS, B74 4JQ - OFFERS AROUND £185,000

Set in a central, convenient location just a short stroll from Four Oaks Infant & Junior school, the sought after Arthur Terry school is also set close by. Excellent public transport facilities are available including access to the Cross City rail line, furthermore there is a range of shops available at 'The Crown', Clarence Road or indeed Mere Green centre. Complemented by gas central heating and pvc double glazing (both where specified), this well presented second floor flat additionally has the benefit of an extended leasehold. Briefly comprising communal gardens and entrance hall, attractive lounge with feature fireplace, open plan comprehensively fitted kitchen with breakfast/dining area, inner hallway with space for desk, two bedrooms, family bathroom provided with white suite and single car garage. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden, access is gained to the property via a pvc double glazed door opening to:

COMMUNAL ENTRANCE HALL: Door to rear accessing gardens and garaging, stairs rise to the second floor landing, having pvc double glazed window to fore and built-in storage cupboard, a pvc door front door opens to:

ATTRACTIVE LOUNGE: 18' x 12'1" Pvc double glazed picture window to fore, Minster styled fireplace with matching hearth, mantle and inset electric coal effect fire, double radiator, wood laminate flooring. **Dining Area:** Space for dining / breakfast table, double radiator, opening to:

FITTED KITCHEN: 11'9" max / 8' min x 7'1" max / 4'6" min Pvc double glazed window to rear, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated dishwasher, fridge and freezer, stainless steel oven having gas hob above, in turn with extractor canopy over, tiled floor.

INNER HALLWAY INCORPORATING HOME OFFICE AREA: 7'1" x 5'6" Desk/dressing table with base unit, wood laminate flooring.

BEDROOM ONE: 11'4" x 10'6" Pvc double glazed window to rear, radiator, wood laminate flooring.

BEDROOM TWO: 11'3" x 8' Pvc double glazed window to fore, radiator, wood laminate flooring.

BATHROOM: Matching white suite comprising bath having shower over, glazed splash screen, wash hand basin, low flushing wc, full height splash backs, chrome ladder style radiator, tiled floor.

OUTSIDE: Lawned rear communal garden with pathway accessing communal drying area.

SINGLE CAR GARAGE: Set to the rear (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 : B

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Packington Court, Blackberry Lane, Four Oaks



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.