

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Top floor apartment
- ◆ Two bedrooms
- ◆ Master having en-suite shower room
- ◆ Well appointed white bathroom
- ◆ Attractive lounge/dining room with Juliet balcony off
- ◆ Comprehensively fitted kitchen with integrated appliances
- ◆ Two allocated parking spaces
- ◆ Set in a gated development
- ◆ Gas central heating
- ◆ Close to Mere Green & public transport



APARTMENT 31, BAKER COURT, 188b LICHFIELD ROAD, FOUR OAKS, B74 2TX - OFFERS OVER £175,000

This well presented and spacious apartment, is set in a prime, central and sought after location, just a short stroll from Mere Green shopping centre which offers a variety of facilities and amenities, the property is additionally served by access to excellent public transport links including the Cross City rail line and local bus services. Offering gas central heating and pvc double glazing (both where specified), the property has the added security of a main intercom/door release system, together with the development being accessed via electric gates. Thoughtfully designed with attractive living accommodation, to fully appreciate the property on offer, we highly recommend an internal inspection. Briefly comprising deep reception hallway, open plan lounge/dining room with a comprehensively fitted kitchen area having integrated appliances, there are two double bedrooms, the master having built-in wardrobes and an en-suite shower room, additionally there is a bathroom with white suite. The property also benefits from having two allocated parking spaces.

Set back from the main Lichfield Road down a private driveway, behind electric security gates, with side intercom system, there is a pathway accessing the property via the main communal door, once more having intercom/door release system, opening to:

COMMUNAL ENTRANCE HALL: Recently decorated, the communal hall offers pvc double glazed windows having stairs to all floors off to:

DEEP RECEPTION HALL: Three pvc double glazed windows to rear, double built-in cloaks/storage cupboard, radiator.

LOUNGE/DINING AREA COMBINING FITTED KITCHEN:

Lounge: 17'6" x 9'6" Pvc double glazed window to front, pvc double glazed French doors opening to Juliet balcony, space for table and chairs, wall mounted socket for TV/media wall, radiator.

Kitchen: 7'4" x 8' Obscure pvc double glazed window to rear, stainless steel sink unit set into square edged worksurfaces, there is a range matching high gloss wall and base units including drawers, four ring gas hob with extractor canopy over, complementary tiled splash backs, integrated oven and grill, integrated fridge/freezer, pull out storage units to side, integrated washing machine, tiled flooring.

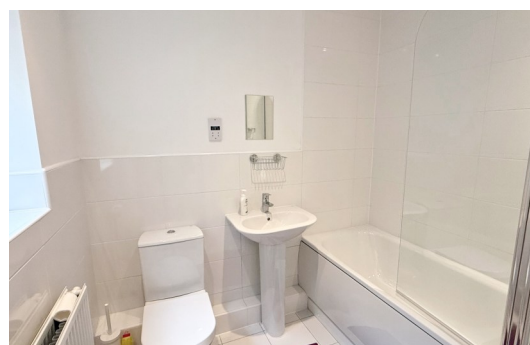
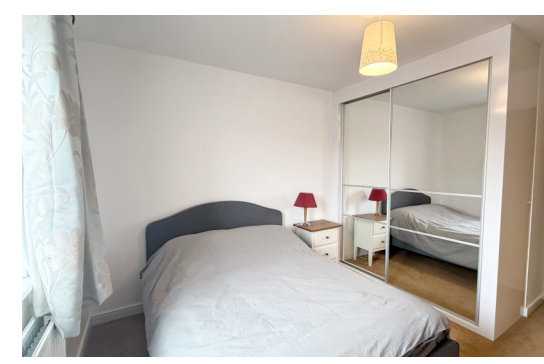
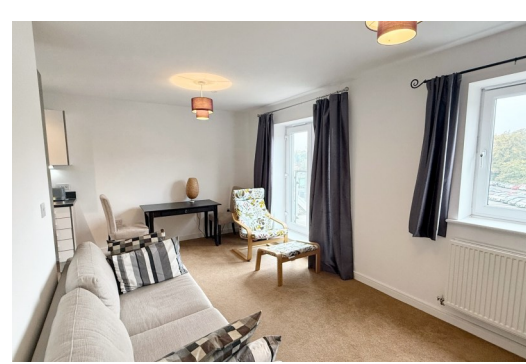
BEDROOM ONE: 13' x 10'4" Pvc double glazed window to front, double fitted wardrobe having sliding doors, radiator, access to:

EN-SUITE SHOWER ROOM: Matching white suite comprising shower cubicle with glazed splash screen, wash hand basin, low level wc, tiled walls and flooring, chrome ladder style radiator.

BEDROOM TWO: 13' x 8'11" Pvc double glazed window to front, radiator.

BATHROOM: 7'9" x 5'6" Obscure pvc double glazed window to rear, matching white suite comprising bath with shower over and glazed splash screen, low level wc, wash hand basin, tiled floor, part tiled walls, radiator.

OUTSIDE: The vendor informs us there are two allocated parking spaces, with security bollards.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

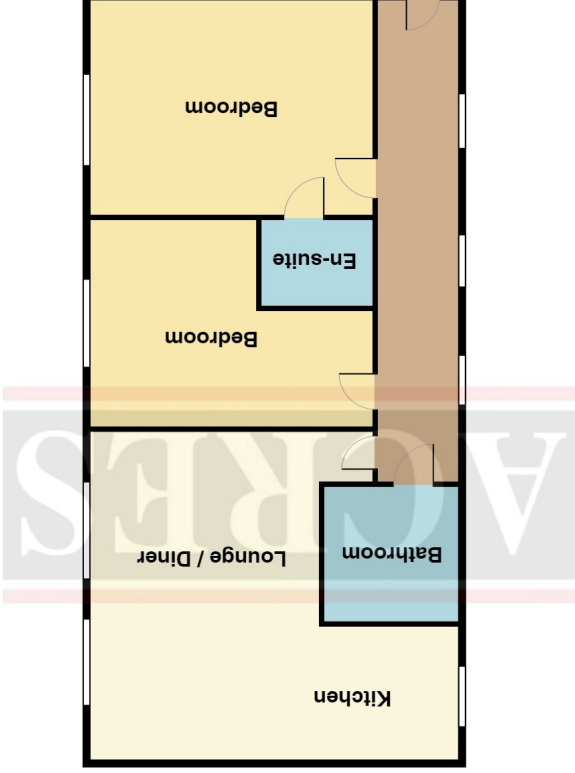
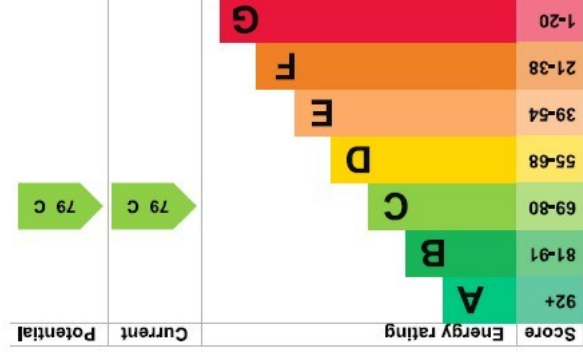
VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set close to Four Oaks Station

Baker Court, 188b Liechfield Road 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 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.