

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- First floor flat
- Two bedrooms
- White bathroom
- Spacious lounge/dining room
- Fitted breakfast kitchen with appliances
- Security intercom/door release system
- No upward chain
- Prime, central location
- Communal gardens & parking



132 LICHFIELD ROAD, FOUR OAKS, B74 2TE - OFFERS AROUND £150,000

Set in a prime, central location, just a short stroll from Four Oaks train station, having ease of access is provided to Birmingham and Lichfield City Centres, the property also is well served by local bus services. Mere Green shopping centre with its variety of restaurants, shops and cafes, is positioned within only a few hundred metres radius. Being well presented, this first floor flat offers spacious proportions and benefits from pvc double glazing, together with electric radiator central heating (both where specified). Having the security of a main security intercom/door release system, the property briefly comprises deep reception hallway, attractive lounge/dining room with dual aspect windows, fitted breakfast kitchen with integrated hob and oven, two bedrooms, bathroom, and communal gardens. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden with side tarmac driveway providing access to the rear of the development, where there is a further lawed garden area, access is gained to the property via:

COMMUNAL ENTRANCE HALL: Stairs to first floor landing, roof lantern provides natural light and doorway opening to:

DEEP RECEPTION HALL: Storage heater, built-in storage cupboard.

SPACIOUS LOUNGE/DINING ROOM: 16'4" x 12'8" Pvc double glazed window to front and rear, wood effect flooring, storage heater.

FITTED BREAKFAST KITCHEN: 16'8" x 8'5" Pvc double glazed window to side, one and a half bowl stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, integrated oven/grill, four ring ceramic hob with extractor canopy over, space for dishwasher and fridge/freezer, plumbing and space for washing machine, tiled flooring, space for breakfast table, storage heater.

BEDROOM ONE: 13'7" x 11'11" Pvc double glazed window to rear, double built-in wardrobe, storage heater.

BEDROOM TWO: 13'8" x 7'8" Pvc double glazed window to rear, double built-in wardrobe, storage heater.

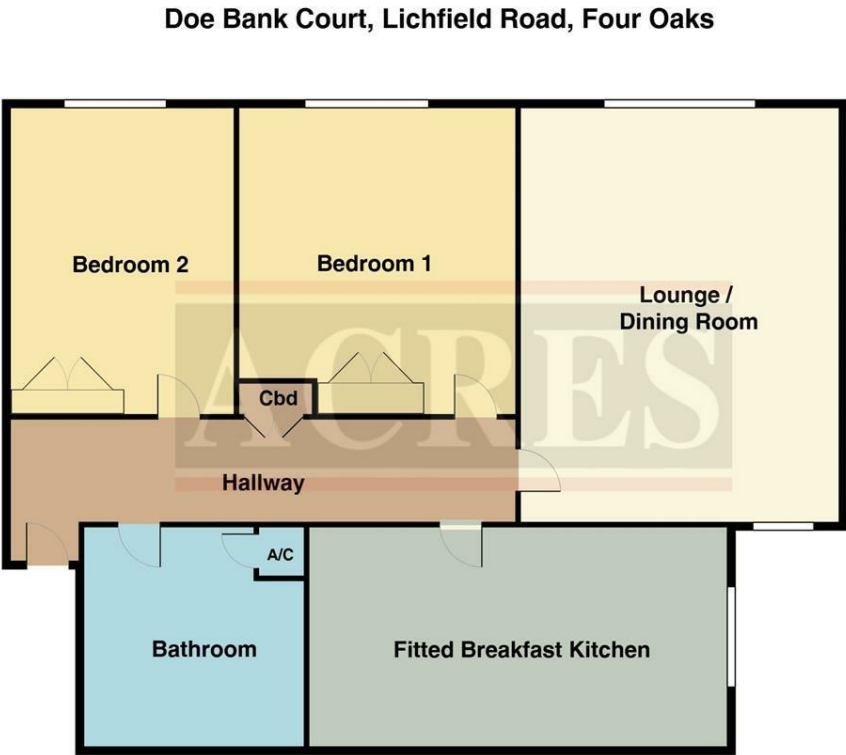
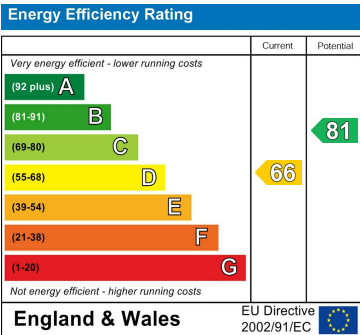
BATHROOM: 8'5" x 6'10" Matching white suite comprising corner bath having shower over with side splash screen and tiled splash backs, wash hand basin, low flushing wc, heated towel rail.



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



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.