

ACRES

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



- Ground floor apartment
- Double bedroom
- Well appointed bathroom
- Attractive open plan lounge/dining area
- Patio/terrace
- Fitted kitchen
- Gated development
- Close to shopping facilities
- Central, sought after location
- No upward chain



WALSALL ROAD, FOUR OAKS, B74 4QY - OFFERS OVER £164,000

Set within this well regarded development, behind a secure, gated, communal entrance, this much improved and well presented, ground floor apartment, is set within walking distance of local shops at 'The Crown'. Further comprehensive shopping facilities and amenities are available via a short drive to Mere Green offering a range of coffee shops and restaurants. Local transport is obtainable via the Cross City rail line at Four Oaks and Butlers Lane station together with a variety of readily available bus services. Complemented by electric heating and PVC double glazing (both where specified), the delightful accommodation offers no upward chain and briefly comprises entrance hall, open plan lounge/dining room patio door leading to a terrace, a fitted kitchen, double bedroom and well appointed white bathroom. Externally the property offers a tarmac drive leading to a secure gated entrance, large metal gates provide access into parking with an allocated space available, communal doors with side door release gives access into communal halls. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind cast iron security gates, there is a block paved driveway leading to communal door with side security intercom/door release system, into:

COMMUNAL HALL: With further internal front door providing access to the property.

RECEPTION HALL: Intercom system, multi-locking front door, two storage cupboards, wood effect flooring, modern radiator, doors off to:

BEDROOM: 14' max / 7'9" min x 9'9" max / 5'9" min Double glazed box bay window to rear, built-in storage/wardrobe, electric heater.

BATHROOM: 7'10" x 6'5" Modern white suite having bath with shower over, glazed screen with feature tiled splash backs, built-in vanity wash hand basin with unit below, low level wc, tiled walls and flooring, ladder style radiator, wall mounted sensor mirror.

LOUNGE/DINING AREA: 15'8" x 9'9" max / 8'1" min Double glazed sliding patio doors to rear terrace, double glazed window to side, space for sofas and dining table, wood effect flooring, modern vertical radiator.

FITTED KITCHEN: 8'1" x 6'5" Double glazed window to side, stainless steel sink/drainage unit set into rolled edge work surfaces, complementary tiled splash backs, high gloss fitted wall and base units including drawers, integrated hob, extractor canopy, oven/grill and fridge/freezer, plumbing and space for washing machine, under plinth lighting, wood effect flooring.

COMMUNAL GARDENS: Seating area to the rear of the property, there is a large lawn with shrub and bushes.



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)

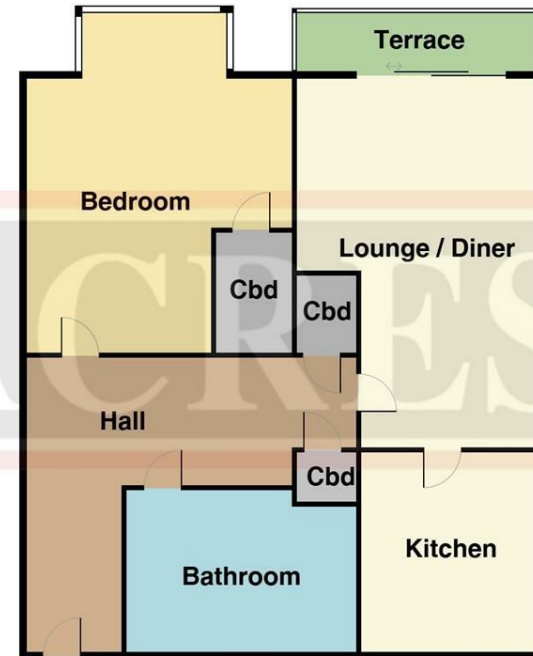
COUNCIL TAX BAND: C **COUNCIL:** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



Oak Park Court, Walsall Road, Sutton Four Oaks, Sutton Coldfield, B74 4QY



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.