ACRES

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



- Superb first floor character apartment
- Forming part of an impressive period residence converted into individual apartments
- Highly desirable residential road within Four Oaks
- Grand communal entrance hall
- Beautiful combination of original character and stylish contemporary finishes
- Spacious open plan lounge and dining area ideal for modern living
- Two generous double bedrooms with bespoke made-to-measure fitted wardrobes
- Principal bedroom complemented by a superbly appointed en-suite bathroom
- Rare benefit of its own separate detached garage
- Excellent parking provision available to both the front and rear





101 LICHFIELD ROAD, FOUR OAKS, B74 2RS - OFFERS AROUND £425,000

Acres are delighted to offer for sale this superb character style, two bedroom, first floor apartment, forming part of an impressive period residence that has been thoughtfully converted into bespoke individual apartments and occupying a highly desirable residential road. Retaining an abundance of charm and character whilst incorporating a stylish modern finish, the property is approached via a grand communal entrance hall which immediately showcases the building's original appeal. Internally, the apartment offers beautifully presented and well proportioned accommodation, including an impressive open plan lounge and dining area, together with two generous double bedrooms featuring bespoke, made-to-measure fitted wardrobes. The principal bedroom further benefits from a superb en-suite bathroom, together with an additional well appointed shower room. Externally, a particularly valuable feature is the property's own separate detached garage, complemented by parking provision to both the front and rear. To fully appreciate the style, charm and character appeal on offer, we highly recommend an internal inspection.

Set back from the roadway behind a fore garden and multi vehicle driveway, having video intercom/secure entry system, access to the property is gained through:

COMMUNAL ENTRANCE: Stained glass feature window and door to front opening to:

IMPRESSIVE, WELCOMING COMMUNAL HALLWAY: Feature door with stained glass insets and side panels, panelling to walls, decorative tiled flooring, moulded arch with classical style pilasters/columns, wide staircase with balustrading and handrail to the first floor galleried landing with further side stained glass window to front, the apartment is entered via period style front door into:

RECEPTION HALLWAY: Oak flooring, space for central feature ceiling light, storage cupboard, period style radiator, space for desk/study area or seating, opening to:

SUPERB LOUNGE/DINING AREA: 24'10" max / 14'2" min x 12'7" Eight tall part stained glass feature windows to front with fitted shutters, oak flooring, under window period radiator, feature coving and moulded arch with classical style pilasters/columns dividing the lounge and dining areas.

FITTED BREAKFAST KITCHEN: 13'1" x 11' Feature tall double glazed bay window to rear, deep stainless steel sink unit with waste disposal/macerator, set into quartz work surface with carved draining grooves, glass splash backs, there is a range of soft close fitted units to both base and wall level including drawers, inset Bosch oven with ceramic hob over, integrated microwave, fridge/freezer and dishwasher, integrated washer/dryer, breakfast bar, space for breakfast table, period style under window radiator, oak flooring.

BEDROOM ONE: 14'3" x 13'2" Double glazed windows to rear and side, bespoke, made to measure built-in wardrobes, built-in dressing table and bedside units, period under window radiator, oak flooring, door to:

SUPERB EN-SUITE SHOWER ROOM: 12'5" x 5'10" Enlarged en-suite having obscure feature double glazed window to side, matching suite comprising freestanding bath, double walk-in shower unit with folding shower screen, wall hung wash hand basin, built-in low level wc, sensor mirror with lighting, fitted TV unit, chrome heated towel rail, Porcelanosa tiled walls and flooring, tiled display ledge/shelving.

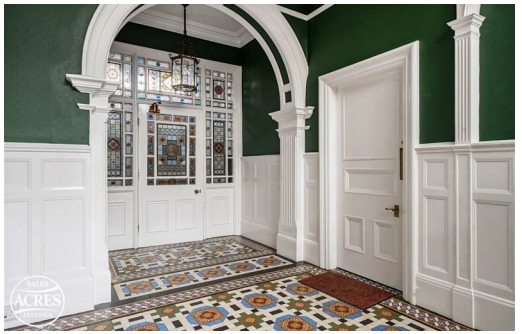
BEDROOM TWO: 13'4" x 9'6" Leaded glazed window to front, three double built-in wardrobes with storage above, oak flooring.

SHOWER ROOM: 8'7" x 4'11" Double walk-in shower unit with glazed splash screen, wash hand basin with vanity unit below, low level wc, sensor mirror, tiled display/storage ledge, Porcelanosa tiled walls and flooring.

GARAGE: Set to the rear of the property in a separate block having double opening garage door to front. (Please check the suitability of this garage for your any vehicles)

COMMUNAL/OUTSIDE AREA: Rear parking area, gardens having lawns and mature trees.





















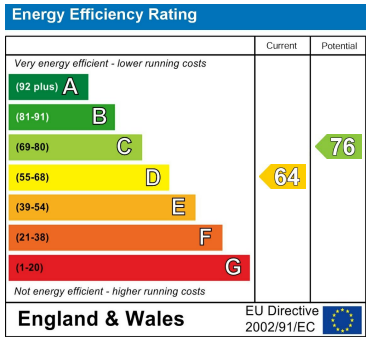
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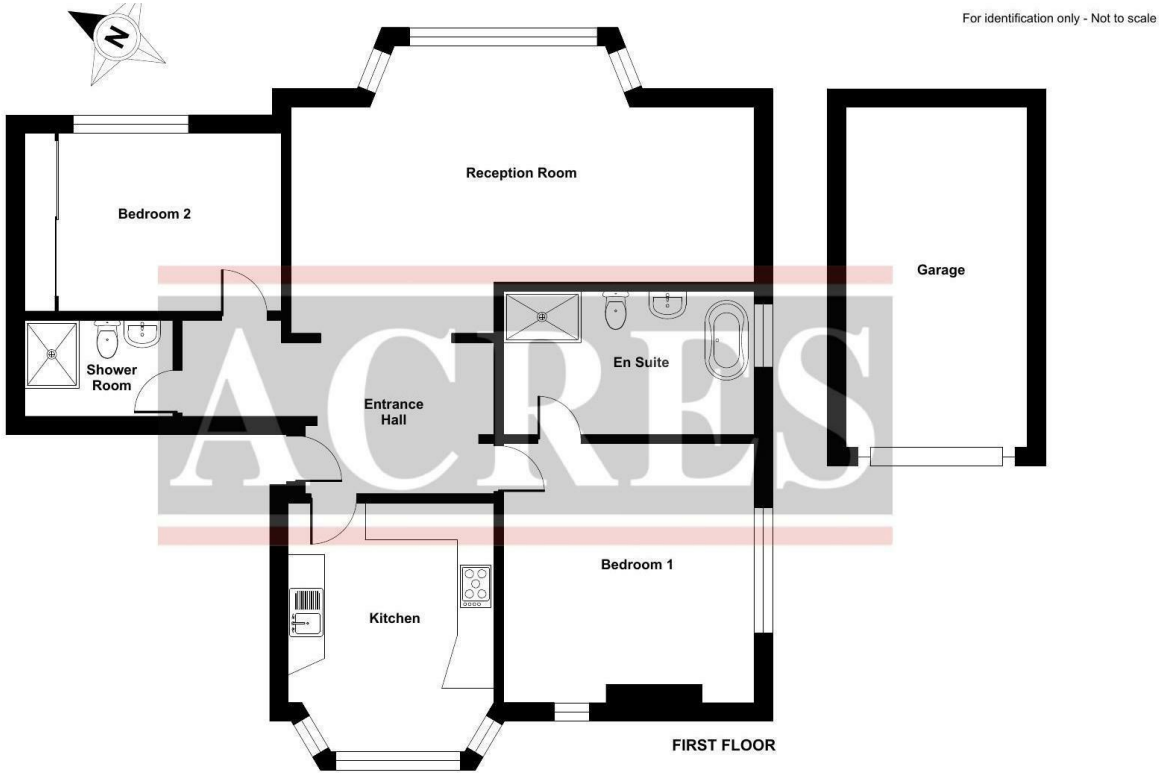
TENURE: We have been informed by the vendor that the property is Leasehold - Share of Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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.