

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Retirement property
- Two double bedrooms
- Wet room
- Lounge with patio doors
- Fitted kitchen
- Private rear garden
- 24 hour onsite warden
- Emergency pull cord system
- No upward chain



**CLARENCE ROAD, FOUR OAKS, B74 4LL - OFFERS OVER £240,000**

This well presented, spacious bungalow, is located within the sought after retirement development at St Georges Court. Set close to Hill Hook nature reserve off Clarence Road and local shops, the property also has access to readily available bus services and the Cross City rail line at Butlers Lane. Having the added benefit of a 24 hour on site warden and emergency pull cord system located within most rooms. Complemented by pvc double glazing and gas central heating (both where specified) the accommodation briefly comprises reception hallway, lounge with patio doors to rear garden, fitted kitchen, two double bedrooms, both having fitted wardrobes and a shower room. Outside the property is a rear garden and single car parking space. To fully appreciate the property and assisted living facilities available, we highly recommend an internal inspection.

Set back from the roadway behind a pathway and a block paved off road parking area, access to the property is gained via:

**RECEPTION HALLWAY:** Obscure glazed multi-locking front door, two useful storage cupboards, radiator.

**LOUNGE:** 13'7" x 13' Pvc double glazed sliding patio doors to side, electric coal effect feature fireplace with wood effect surround and contemporary hearth, radiator.

**FITTED KITCHEN:** 11'3" x 8'2" Pvc double glazed window and door to side, single sink/drain unit set into rolled edge work surfaces, there is a range of matching wall and base units including drawers, integrated oven, four ring induction hob with extractor canopy above and splash backs, plumbing and recess for washing machine, space for freestanding fridge/freezer, radiator.

**BEDROOM ONE:** 13'1" max / 11'4" min x 10'1" Pvc double glazed window to side, double fitted wardrobe with sliding mirrored doors, radiator.

**BEDROOM TWO:** 11'5" max / 9'3" min x 10'2" max / 9'7" min Pvc double glazed windows to front and side, double fitted wardrobe with sliding mirrored doors, radiator.

**SHOWER ROOM:** 7'1" x 6'11" Pvc double glazed high level window to side, walk-in shower unit with side glazed splash screen, tiled splash backs, low level wc, wash hand basin with vanity unit below, fitted mirrored wall cabinet, chrome ladder style radiator, tiled flooring.

**OUTSIDE:** Private rear garden with patio and lawned area having a variety of mature bushes, shrubs and trees, timber shed.



**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:** D    **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	74	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### St Georges Court, Sutton Coldfield, B74 4LL



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A G GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP 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.