

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
- Two bedrooms
- En-suite shower room to master
- Bathroom with white suite
- Fitted kitchen/diner
- Spacious lounge
- Communal gardens
- Allocated parking space
- Close to excellent public transport links & open fields
- No upward chain



WYNDLEY CLOSE, FOUR OAKS, B74 4JD - OFFERS AROUND £235,000

This well presented, spacious, well presented, ground floor apartment, is set in a central, sought after location, just a short stroll from the Cross City rail line at Blake Street station and readily available bus services. Positioned close to local shops and well regarded schooling, the apartment enjoys use of a patio terrace, adjacent to open fields, all of which to fully appreciate, we highly recommend an internal inspection. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises communal entrance hall with side intercom/door release system, welcoming reception hallway, attractive lounge overlooking gardens, open plan breakfast kitchen, two double bedrooms, the master having an en-suite shower room and a further a well appointed bathroom. The property also benefits from an allocated parking space and communal gardens.

RECEPTION HALL: Solid oak effect front door, two large storage cupboards, radiator, doors to:

LOUNGE: 17'6" x 11'3" Pvc double glazed window to rear, pvc double glazed multi-locking door to side, stone effect feature fireplace, radiator, door to:

TERRACE/PATIO AREA: Paved patio having views over communal gardens, surround by mature trees and hedging.

FITTED KITCHEN/DINER: 18'3" x 9'7" Being open plan having space for dining area, pvc double glazed French doors to rear, one and a half bowl sink drainer unit set into rolled edge work surfaces, there is a range of matching units fitted to both and wall level including drawers, tiled splash backs, ceramic four ring hob, inset oven, plumbing and space for washing machine, integrated fridge/freezer, space for table and chairs, wood effect flooring, radiator.

BEDROOM ONE: 16'2" x 12'1" max / 8'5" min Pvc double glazed window to side, two double and one built-in wardrobes, matching bedside unit and chest of drawers, radiator, door to:

EN-SUITE: 5'5" x 5'4" Obscure pvc double glazed window to side, enclosed shower cubicle with shower screen, wash hand basin, low level wc, tiled splash backs radiator, wood effect flooring.

BEDROOM TWO: 12'7" x 8'7" Pvc double glazed window to front, one double and one single built-in wardrobes, radiator.

BATHROOM: 7'9" x 6'8" Matching suite comprising bath with shower over and glazed shower screen, wash hand basin, low level wc, tiled walls, wood effect flooring, wall mounted mirrored storage cabinet.

OUTSIDE: Communal garden and parking area, with allocated and visitor parking spaces.



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)

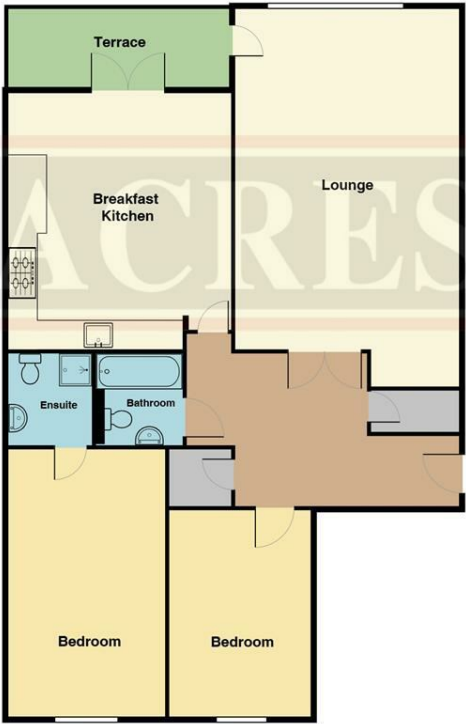
COUNCIL TAX BAND: D COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

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



Flat 1, 40, Wyndley Close, Sutton Coldfield, B74 4JD



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