

ACRES

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

- Second floor flat
- Two generous bedrooms
- Well appointed bathroom
- Attractive lounge overlooking gardens
- Comprehensively re-fitted kitchen
- Two garages
- Gas central heating & pvc double glazing
- Well presented & much improved
- Communal gardens & parking
- Central, sought after location



BELWELL LANE, FOUR OAKS, B74 4TR - OFFERS AROUND £240,000

This delightful, substantial, spacious apartment, is set in a prime, central and sought after location within only a few hundred metres of Mere Green shopping centre, where you will find a host of restaurants, cafes, supermarkets and further amenities. The property is similarly placed for excellent public transport links including the Cross City rail line at Butlers Lane station, furthermore Sutton Park with all its natural beauty, is set just a short stroll away. Much improved, well presented and attractively decorated, the spacious second floor accommodation is enhanced further by gas central heating and pvc double glazing (both where specified), together with the security of a main intercom/door release system. Briefly comprising deep reception hall having built-in storage cupboards, lounge/dining room having elevated tree lined aspect, contemporary re-fitted kitchen having integrated hob and oven, there are two generous bedrooms, furthermore the property has a well appointed bathroom. Set to the fore and to the rear you will find communal parking areas, together with the property's two garages, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a deep tarmac driveway, the property is at the front of the development, where you will find a communal parking area and generous communal lawns, pathway gives access via:

COMMUNAL HALL: Multi-locking communal door and pvc double glazed window to front with side security intercom/door release system, stairs off to second floor landing with pvc double glazed window to front, door to:

DEEP RECEPTION HALL: Pvc double glazed window to side, useful storage/cloaks cupboard, radiator.

SPACIOUS LOUNGE/DINING AREA: 19'9" x 13'3" Three large pvc double glazed windows to front, space for sofas and dining table, radiator, access to:

FITTED KITCHEN: 17'7" x 7'2" Pvc double glazed window to rear, one and a half bowl stainless steel sink/drainage unit, set into box edged work surfaces, there is a range of high gloss units fitted to both base and wall level including drawers, integrated appliances including oven, grill, four ring gas hob with extractor canopy over, dishwasher, fridge/freezer, space and plumbing for washing machine, breakfast bar having space for two stools, wood effect flooring, radiator.

BEDROOM ONE: 14'9" x 10'9" Pvc double glazed window to front, space for fitted bedroom furniture including three double wardrobes, bedside units and dressing table, radiator.

BEDROOM TWO: 9'2" x 9'2" Pvc double glazed window to front, one double and one single built-in wardrobe with overhead storage, radiator.

BATHROOM: 7'8" x 6'8" Two obscure pvc double glazed windows to rear, white suite comprising 'P'-shaped bath with shower over, glazed shower screen and splash backs, vanity wash hand basin having unit below, low flushing wc, two display/storage shelves, chrome ladder style radiator.

GARAGES: Two single car garages are located at the rear of the development (Please check the suitability of these garages for your own vehicles)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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)

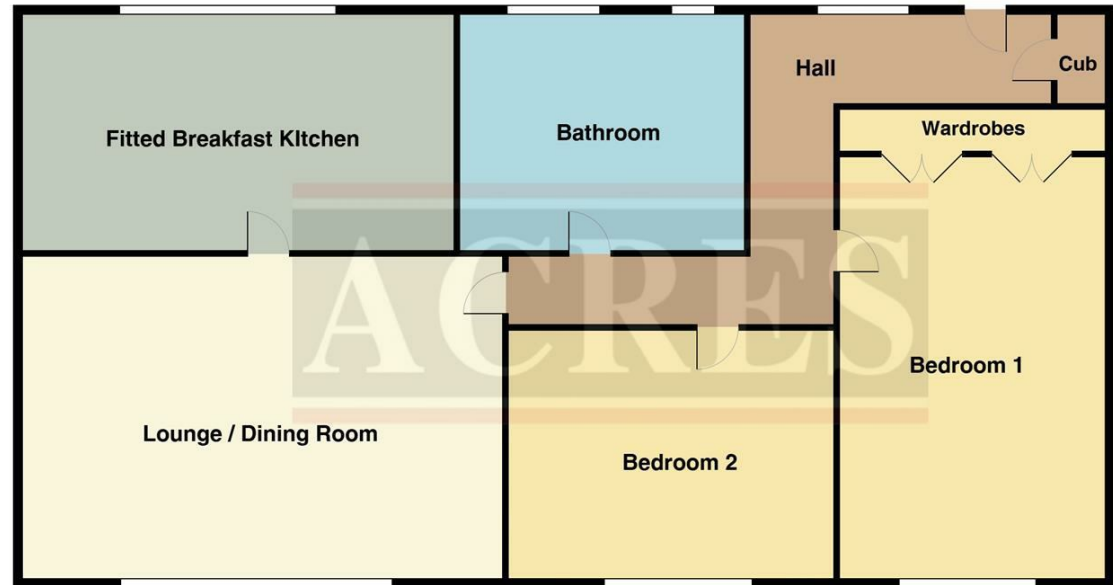
COUNCIL TAX BAND: C **COUNCIL:** Birmingham

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		78	78
(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	



Harborough Court, Belwell Lane, Four Oaks



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.