

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- First floor maisonette
- Two good sized bedrooms
- Well appointed bathroom
- Spacious lounge
- Fitted kitchen
- Rear garden
- No upward chain
- Central location



MARLPIT LANE, FOUR OAKS, B75 5PN - OFFERS AROUND £200,000

This well presented, first floor maisonette, is set in a central, sought after and convenient location, close to Mere Green shopping centre and well regarded schooling. Access to excellent public transport links by way of local bus services and the Cross City rail line is also provided. Benefitting from an extended leasehold term, pvc double glazing and gas central heating (both where specified), the property has access to a rear garden. Briefly comprising reception hall, spacious lounge, fitted kitchen, two bedrooms and a well appointed bathroom. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a paved access leading to an obscure double glazed multi-locking pvc front door into lobby with stairs up to first floor to a sliding glazed door into:

RECEPTION HALL: Doors off to:

LOUNGE/DINING AREA: 16'7" x 12'4" max / 11'3" min Pvc double glazed window to rear, radiator.

FITTED KITCHEN: 12'1" x 8'5" max / 6'10" min Pvc double glazed windows to side and rear, stainless steel sink/drainage unit set into rolled edge work surfaces, tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, inset oven and grill, four ring gas hob, space for fridge/freezer, plumbing for washing machine, wood effect flooring.

BEDROOM ONE: 12'10" x 9'11" Pvc double glazed window to front, one single and one double built-in wardrobes, radiator.

BEDROOM TWO: 13'1" x 9'9" Pvc double glazed window to rear, radiator.

BATHROOM: 8'7" x 4'11" Obscure pvc double glazed window to front, matching suite comprising bath with shower over, feature tiled splash backs, wash hand basin, low level wc, chrome ladder style radiator, tiled floor.

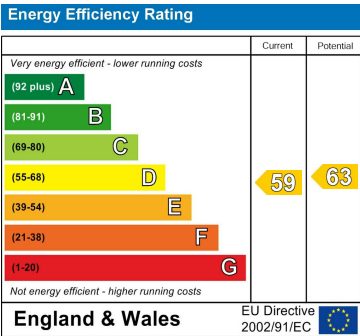
OUTSIDE: The property is sold with a rear garden offering a lawned area having borders with mature shrubs, bushes and trees.



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 : B

VIEWING: Highly recommended via Acres on 0121 323 3088



Marlpit Lane, Four Oaks, Sutton Coldfield



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