

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Extended leasehold term with fixed 'peppercorn' (£0) ground rent
- Two good sized bedrooms
- Master with and built-in wardrobes
- Attractive open plan lounge/diner
- Juliet balcony
- Fitted kitchen with appliances
- Gas central heating & double glazing
- Easy access to Four Oaks station
- Gated development
- Close to Sutton Park & Mere Green centre.



LICHFIELD ROAD, FOUR OAKS, B74 2TX - OFFERS AROUND £185,000

This spacious, well presented apartment, is set in a central, convenient location, within a short walk of Mere Green shopping centre, which offers an array of facilities including supermarkets, cafes, restaurants and bars. Benefiting from an extended leasehold term of over 200 years, with a fixed 'peppercorn' (£0) ground rent for then remaining term. Having excellent public transport links readily available by way of local bus services and of course, access to Four Oaks train station. Offering gas central heating and pvc double glazing (both where specified) the apartment is set on a private, gated road with security intercom system. Briefly comprising reception hall, two double bedrooms, en-suite to the master, well appointed bathroom, open plan lounge/dining area with fitted kitchen and Juliet balcony. (We have been informed by the vendor that he is in the process of extending the lease which will amend the ground rent charges). To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the main Lichfield Road down a private driveway, behind electric security gates, with side intercom system, there is a pathway accessing the property via the main communal door, once more having intercom/door release system, opening to:

COMMUNAL ENTRANCE HALL: Pvc double glazed windows having stairs to all floors off to:

RECEPTION HALL: Two pvc double glazed windows to rear, large storage cupboard, doors to:

LOUNGE/DINING AREA: 17'4" x 9'4" Pvc double glazed window to front, pvc double glazed doors to Juliet balcony, space for dining table and sofa, radiator, leading to:

FITTED KITCHEN: 8'5" x 7'10" Obscure pvc double glazed window to rear, one and a half bowl stainless steel sink/drainage unit, set into box edged work surfaces, complementary splash backs, there is a range of high gloss fitted units to both base and wall level including drawers, larder unit, four ring gas hob with extractor canopy above, integrated oven & grill, plumbing for washing machine, tiled flooring.

BEDROOM ONE: 12'9" max / 8'8" min x 10'3" Pvc double glazed window to front, two double built-in wardrobes with sliding doors, radiator.

BEDROOM TWO: 13'3" x 8'9" Pvc double glazed window to front, radiator.

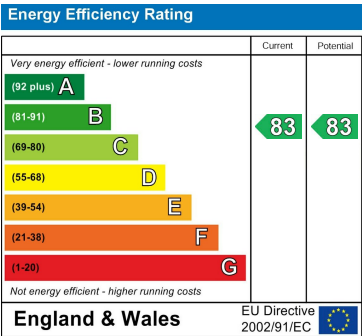
BATHROOM: 7'3" x 5'5" Obscure pvc double glazed window to rear, white suite comprising bath with shower over and glazed screen, wash hand basin, low level wc, part tiled walls, tiled flooring, radiator.



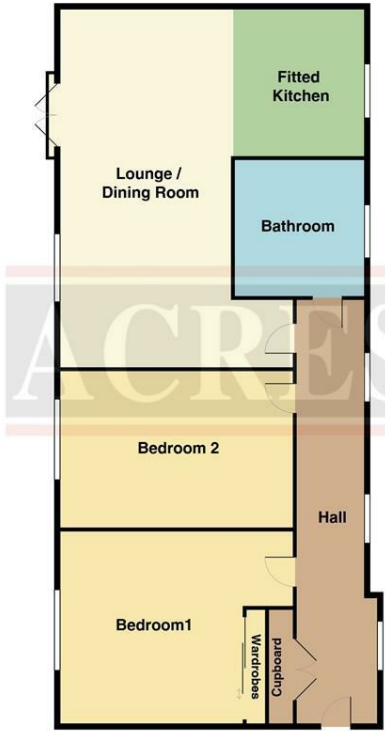
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Hartopp Court, 188a Lichfield Road, 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.