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
- No upward chain
- Close to excellent public transport links & open fields
- Refurbished & improved to a high standard

WYNDLEY CLOSE, FOUR OAKS, B74 4JD - OFFERS OVER £250,000

This well presented & much improved, 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, refitted open plan breakfast kitchen, two double bedrooms, the master having a renewed en-suite shower room and a further, well appointed bathroom. The property also benefits from an allocated parking space and communal gardens.

RECEPTION HALL: Solid wood front door, two useful storage cupboards, tiled flooring, radiator, doors to:

OPEN PLAN LOUNGE/DINER: 17'5" x 11'2" Pvc double glazed window to rear, pvc double glazed multi-locking door to side balcony/terrace, two radiators, having space for sofas and dining table.

BREAKFAST KITCHEN: 18'3" x 9'8" Pvc double glazed patio doors to rear balcony/terrace, single drainer sink unit set into box edged work surfaces, feature tiled splash backs, there is a range of high gloss fitted units to both base and wall level including drawers, under plinth lighting, integrated oven, grill, four ring ceramic hob with extractor canopy over, fridge, freezer and dishwasher, wine chiller, plumbing and space for washing machine, space for breakfast table, tiled flooring, radiator.

BEDROOM ONE: 16'2" x 11'8" max / 8'5" min Pvc double glazed window to front, two double built-in wardrobes with drawers beneath, feature tiled wall with co-ordinating downlighters, wiring for media wall, radiator.

EN-SUITE: Enclosed shower cubicle with glazed sliding shower screen, wash hand basin with vanity unit below, low level wc, feature tiled flooring and matching splash backs.

BEDROOM TWO: 12'7" x 8'7" Pvc double glazed window to front, radiator.

BATHROOM: 7'8" x 6'2" White suite comprising bath with shower over with tiled splash backs, feature tiled splash backs and matching tiled flooring, wash hand basin with vanity unit below, low level wc, chrome ladder style radiator.

OUTSIDE: The apartment is set in a corner position with terrace/balcony, communal gardens, allocated & visitor parking spaces.

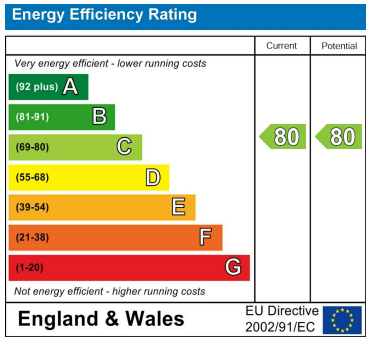
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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



Flat 7, 40 Wyndley Close, Four Oaks

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ICATES APPROXIMATE RELATIONSHIP OF ONE ROOI

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 their purpose, or within 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.