

ACRES

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

- First floor flat
- Two bedrooms
- Lounge/dining room
- Fitted kitchen
- White bathroom
- Communal gardens & parking
- Prime, central location
- Close to local shops & transport links
- NO CHAIN



WALSALL ROAD, FOUR OAKS, B74 4QJ - OFFERS AROUND £170,000

Being extremely well positioned within this highly regarded and sought after residential location, within an easy commute of Sutton Coldfield Town Centre and Birmingham City Centre and offers public transport in the way of buses and trains available from Butlers Lane and Four Oaks station. Yet this property is also within an easy walk at the shopping facilities at 'The Crown' and Sutton Park. This first floor spacious property comprises electric storage heating and pvc double glazing (both where specified), communal hallway, access to the accommodation via a front door to reception hallway, having spacious lounge, fitted kitchen, two bedrooms and bathroom. Having ample off road parking and gardens to front and rear. All of which to fully appreciate we highly recommend an internal inspection.

Being set back from the roadway behind communal fore gardens, there is communal parking and access is gained to the accommodation via pathway and pvc double glazed door in turn connecting to the communal entrance hall. Having door leading to rear garages and stairs off to:

FIRST FLOOR LANDING: Pvc double glazed window to front, ceiling light point and a timber door to:

RECEPTION HALLWAY: Useful cloaks/storage cupboard, airing cupboard, ceiling light point.

LOUNGE/DINING ROOM: 16'11" x 11'11" Full height pvc double glazed window overlooking side gardens, electric storage heating, hatch to kitchen:

FITTED KITCHEN: 8'11" x 7'10" Pvc double glazed window to side, ceiling light point, a matching range of cream fronted base units and cream acrylic sink and drainer, mixer tap over, space for washing machine, oven and fridge, co-ordinating work surfaces with ceramic tiled splash backs and wood effect laminate flooring.

BEDROOM 1: 12'10" x 10'4" Pvc double glazed window to side, ceiling light point, electric storage heating, two double built-in wardrobes having rail and shelf.

BEDROOM 2: 9'7" x 7'9" Pvc double glazed window to side, ceiling light point, electric storage heating.

BATHROOM: 7'1" x 6'2" Pvc obscure double glazed window to side, white suite comprising panel bath having shower above and glazed folding splash screen, low level wc, pedestal wash hand basin, tiled floor and splash backs, electric heated towel rail, ceiling light point.

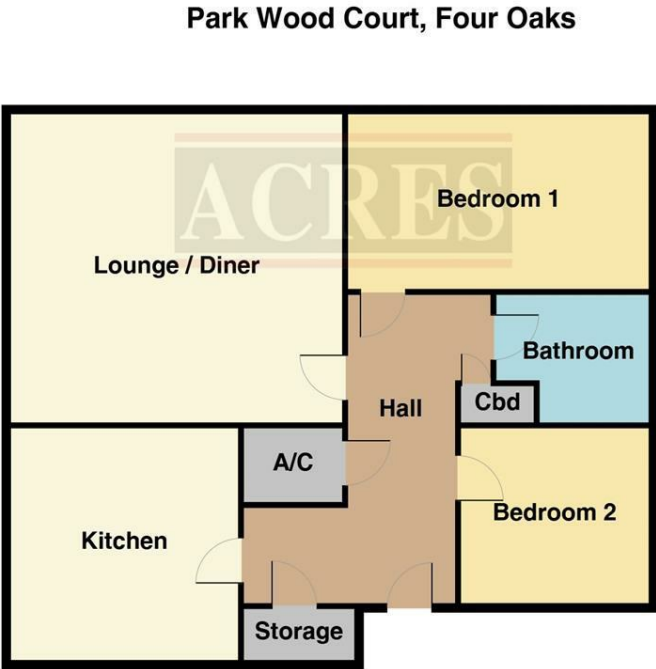
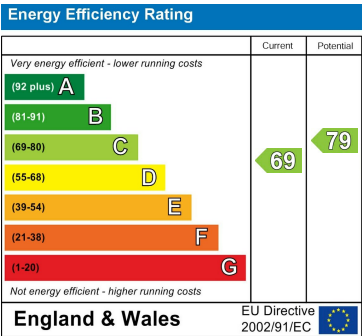
OUTSIDE: To the front and rear of the property are communal gardens and ample off road communal parking for both owners and visitors.



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



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