

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, both with wardrobes
- White en-suite shower room
- Well appointed main bathroom
- Spacious lounge/dining room
- French doors from lounge opening to gardens
- Comprehensively fitted breakfast kitchen with appliances
- Gated driveway with video entry
- Allocated & visitor parking spaces
- Set opposite Sutton Park



126-128 THORNHILL ROAD, STREETLY, B74 2LU - OFFERS AROUND £285,000

This delightful, well appointed and much improved, spacious, ground floor apartment, is set in an exclusive development of apartments, constructed by Messrs Crosby Homes. Complemented by gas central heating and pvc double glazing (both where specified), the property additionally has the security of an alarm system and is set within grounds accessed via remote controlled electric gates having side intercom/video system. There are mature communal gardens, together with both allocated and visitor parking spaces set to the rear. Positioned within an approximate one mile radius of Streetly Village, where there is are restaurants and shopping facilities, the property is also set in an enviable position, adjacent to Sutton Park, Briefly comprising welcoming reception hall, attractive lounge/dining room with feature rear French doors opening out to the gardens, comprehensively re-fitted breakfast kitchen with appliances, two bedrooms both having wardrobes, white en-suite shower room, together with a family bathroom having white suite. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind lawned fore gardens with mature shrubs and bushes, there is a tarmac driveway providing access to the rear parking area via remote electrically operated twin gates, in turn having side intercom/video system and pedestrian access. The gates open to:

REAR PARKING AREA: Having allocated parking spaces to each apartment, together with visitor parking spaces, there are additional lawns flanked by shrubs, bushes and mature trees. Access is gained to the property via a pathway where there is a further video/door entry system and part obscure glazed door opens to:

INNER HALLWAY: Having timber stained main front door opening to:

RECEPTION HALLWAY: Double radiator with cover, deep airing/storage cupboard, additional further double cloaks/storage cupboard, glazed double doors open to:

ATTRACTIVE LOUNGE/DINING ROOM: 20' max / 14'4" min x 16'3" max / 10' min Pvc double glazed bay window to rear with double glazed double French doors opening to communal gardens, two further pvc double glazed windows to side, Minster style stone fireplace having hearth, mantle and inset central coal effect living flame gas fire, two double radiator's.

FITTED BREAKFAST KITCHEN: 12'6" x 7'6" Pvc double glazed window to side, single bowl sink unit set into sweeping granite work surfaces having tiled splash backs and concealed down lighters above, comprehensive range of contemporary fitted units to both base and wall level including drawers, integrated fridge/freezer, dishwasher and washing machine, elevated stainless steel oven having separate grill, integrated microwave, stainless steel gas hob with matching extractor canopy over, wine chiller, double radiator, two/three space granite breakfast bar with space for stools, tiled floor with floor level lighting.

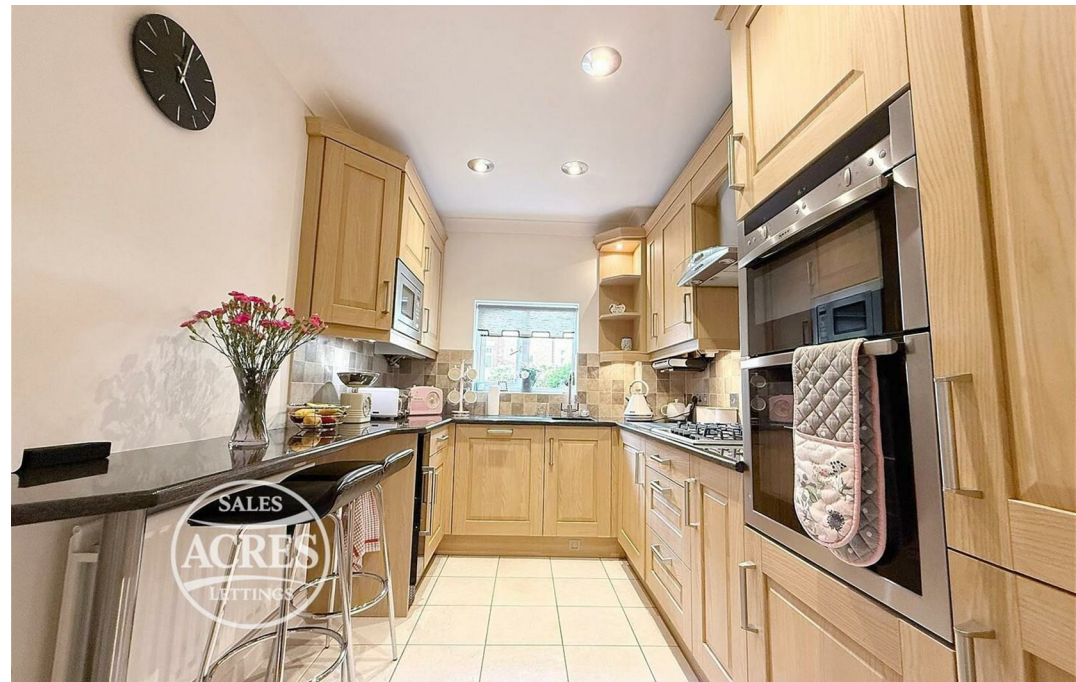
BEDROOM ONE: 12'8" plus door recess x 11'9" max / 9'9" min Pvc double glazed bay window to side with radiator's, three double fitted wardrobes, three further double storage cupboards set above bed recess, two bedside units, radiator.

EN-SUITE SHOWER ROOM: Matching white suite comprising having double shower cubicle with glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, complementary half height tiling to walls, radiator, tiled floor.

BEDROOM TWO: 10'8" x 9' Pvc double glazed windows to side and rear, double built-in wardrobe, radiator.

BATHROOM: Pvc double glazed obscure window to side, matching well appointed white suite comprising bath having mixer shower unit and glazed splash screen, complementary tiled splash backs, wash hand basin, low flushing wc, further tiling to walls, illuminated medicine cabinet with mirror, radiator.

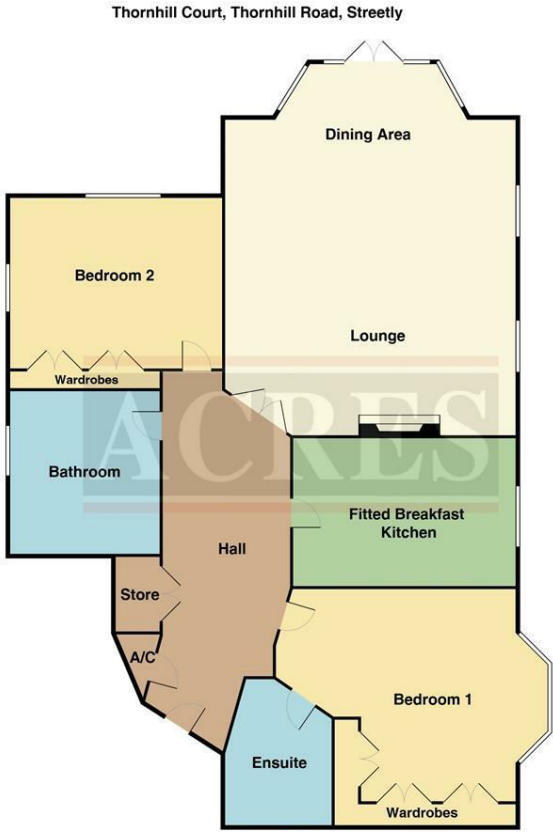
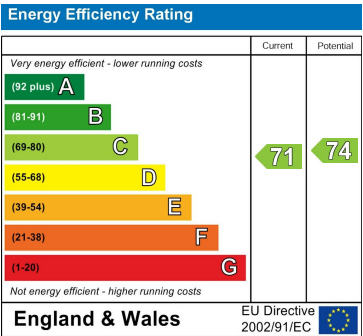
PARKING: The property has an allocated parking space, together with access to the communal visitor parking.



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 : E COUNCIL : Walsall

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.

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.

