

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Spacious second floor flat
- Two bedrooms, one having wardrobes
- White bathroom & separate wc
- Fitted kitchen with appliances
- Spacious lounge/dining room
- Balcony
- Superb communal gardens
- Garage
- No upward chain
- Sought after, central location



VESEY CLOSE, FOUR OAKS, B74 4QN - OFFERS AROUND £220,000

This spacious second floor flat is set in a prime location within a short distance of local shopping facilities at 'The Crown' and Mere Green shopping centre, having a variety of amenities, restaurants and coffee shops. There are excellent public transport links available by way of local bus services and having the Cross City rail line, close to hand. Benefitting from pvc double glazing and gas radiator heating (both where specified), the property is being sold with the added benefit of an extended leasehold term. Winchester Court is set overlooking outstanding communal gardens, offering seating areas and a place to relax. Briefly comprising of communal double glazed door with side security intercom/door release system opening to communal hallway, reception hall, spacious lounge/dining area with balcony overlooking delightful, mature rear gardens, fitted kitchen, two bedrooms one with wardrobes, white bathroom with separate wc and garage located in a separate block to the rear.

Set back behind a deep communal lawn with pathway leading to door with side security intercom/door release system opening to:

COMMUNAL HALLWAY: Stairs off to all floors, multi-locking oak front door with obscure double glazed insets opens to:

RECEPTION HALL: Two large, useful storage cupboards, radiator, decorative picture window into lounge, doors to:

LOUNGE: 18'2" x 12'10" Pvc double glazed window to rear, double glazed door to side opening to balcony, two radiators, archway leading to:

DINING AREA: 11'11" x 7'11" Pvc double glazed window to rear, radiator, being a versatile room currently being used as a bar, however has the option of also being a play room/snug/study.

FITTED KITCHEN: 8'4" x 7'8" Pvc double glazed window to front, one and half bowl sink drainer unit set into box edged work surfaces, marble effect splash backs, there is a range of high gloss units fitted to both base and wall level including drawers, space for cooker, ceramic hob with extractor canopy over, integrated fridge/freezer, plumbing and space for washing machine, wood effect flooring.

BEDROOM ONE: 15'10" x 11'10" Pvc double glazed window to rear, two double built-in wardrobes, radiator.

BEDROOM TWO: 11'8" x 8'11" Pvc double glazed window to front, radiator.

WC: Obscure pvc double glazed window to rear, low level wc, wood effect flooring.

BATHROOM: 8'5" x 5'10" Obscure pvc double glazed window to rear, white suite comprising bath with splash backs, enclosed shower with glazed shower screen, wash hand basin with vanity unit below, wood effect flooring.

COMMUNAL GARDENS: Outstanding communal gardens with large lawned areas, seating, ponds/water features, mature trees, shrubs and bushes, providing a tranquil environment to relax.



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

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 68 |
| (39-54) E | | | |
| (21-38) F | | 40 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Winchester Court, Vesey Close, 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.

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.