

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Spacious ground floor flat
- Two double bedrooms
- Family bathroom
- Attractive lounge
- Breakfast kitchen
- Courtyard access
- Guests wc
- Garage & communal parking
- Outstanding communal gardens
- No upward chain



**SEYMOUR GARDENS, FOUR OAKS, B74 4ST - OFFERS AROUND £250,000**

Set in a most convenient, well regarded and sought after, quiet residential location, St John's House is positioned within close proximity of Sutton Park and a range of shopping facilities at 'The Crown', additionally bus services are readily available, and the property is set within an approximate one mile radius of the cross city railway line. A spacious, highly deceptive ground floor apartment set within an attractive, well maintained development having mature substantial communal gardens, the property is complemented by pvc double glazing and has a combination of electric radiators and under floor heating (each where specified). Offering a security intercom/door release system to the main doorway, the accommodation comprises a reception hall with guests' WC off, there is a spacious lounge/dining room in turn with courtyard access off, fitted kitchen and two good bedrooms, together with a bathroom. The property additionally has a garage located in a separate block. To fully appreciate the accommodation on offer, an internal inspection is highly recommended.

Set back from the roadway behind a lawned fore garden, access to the accommodation is via communal door with side security intercom/door release system:

**COMMUNAL ENTRANCE HALL:** Window to front, lighting and stairs off to all floors, multi-locking front door to:

**RECEPTION HALL:** Glazed window to front, two useful storage cupboards, doors to:

**LOUNGE:** 12'11" x 12'6" Pvc double glazed window to side, feature fireplace with coal effect hearth mantle, room heater, being light, bright and airy.

**GUESTS WC:** Obscure glazed window to rear, low level wc.

**FITTED KITCHEN:** 10'2" x 9'11" Glazed door to front, glazed door out to courtyard, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, useful storage/pantry cupboard, space for fridge/freezer and cooker, plumbing for washing machine, tile effect flooring.

**BEDROOM ONE:** 11'11" x 11'11" Pvc double glazed window to front, two double built-in wardrobes with overhead storage, space for matching units, room heater, being light, bright and airy.

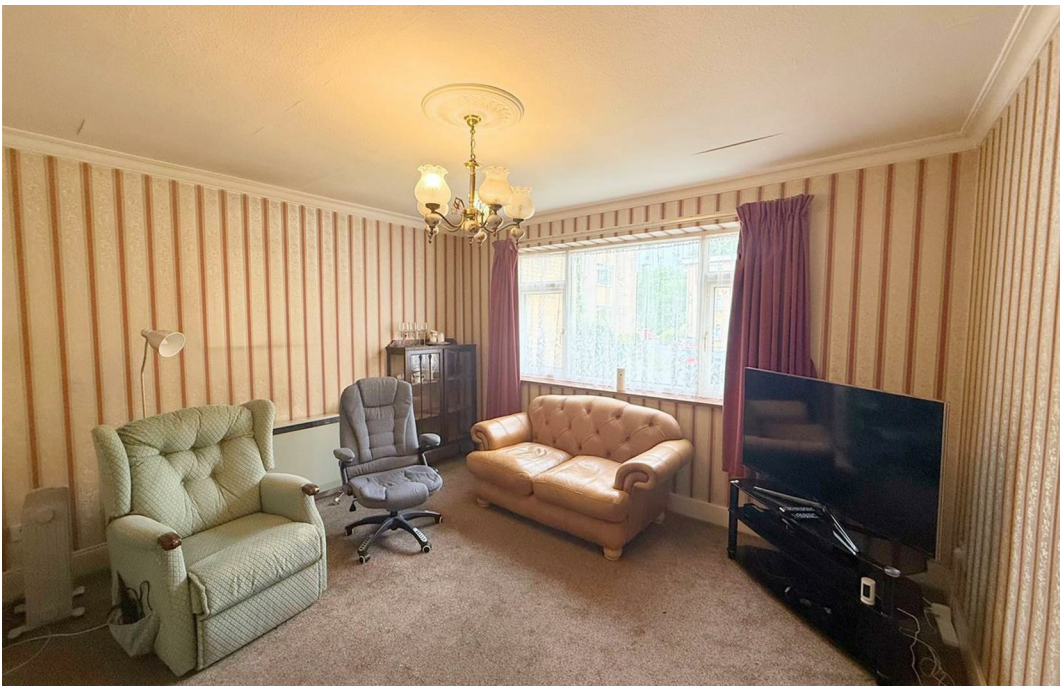
**BEDROOM TWO:** 11'11" x 8'11" Pvc double glazed window to front, heater (currently utilised as a dining room), being light, bright and airy.

**BATHROOM:** 6'4" x 6'2" Obscure glazed window to side, comprising bath with shower over, wash hand basin, tiled walls and floor.

**GARAGE:** Located in a separate block with up and over garage door to front (please check the suitability of this garage for your own vehicles)

**OUTSIDE:** Communal parking and outstanding communal landscaped gardens, having large lawned area with a variety mature shrubs, bushes and trees. The apartment has direct access out to gardens via a courtyard.



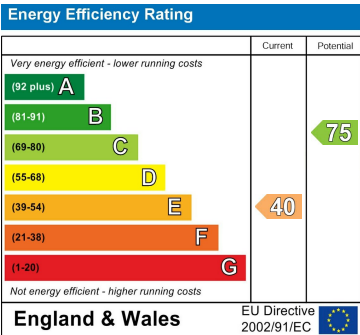




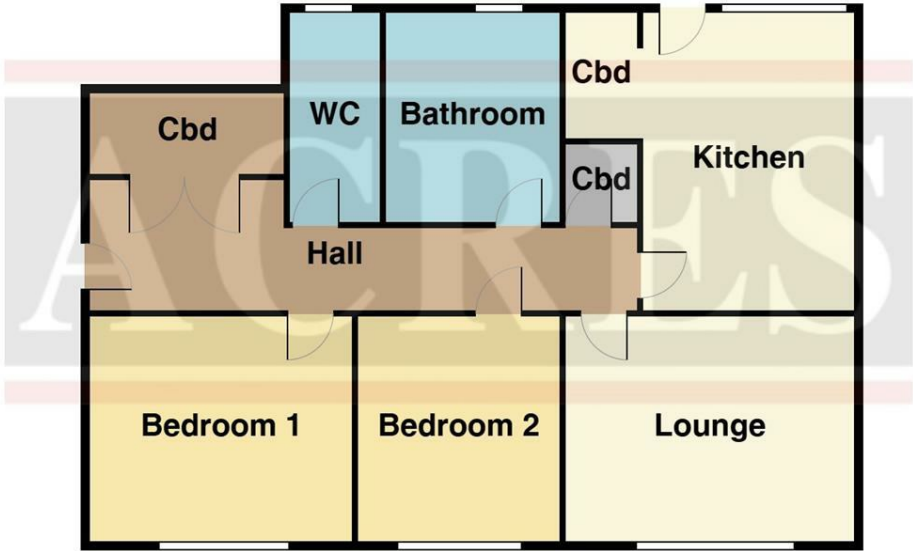
TENURE: We have been informed by the vendor that the property is Leasehold - Share of Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 323 3088



St Johns House, Seymour Gardens, Sutton Coldfield, B74 4ST



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.

