

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 bedroom one
- Family bathroom
- Lounge
- Fitted kitchen with appliances
- Patio area access via lounge
- Allocated parking space
- Communal gardens & visitor parking
- Close to Sutton Park & Streetly Village



WILLOW HOUSE, HORSLEY ROAD, B74 3FE - OFFERS AROUND £240,000

This well presented, ground floor apartment is set in a prime, central location, just a short stroll from Streetly Village & Sutton Park, with all it's natural beauty. Benefitting from an extended leasehold term, the property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising reception hall, lounge with doors accessing a patio area for seating, fitted kitchen with appliances, two bedrooms, the master having an en-suite shower room off, together with a further main bathroom. Externally there is a allocated parking space, communal gardens and visitor parking. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set off Thornhill Road, down a driveway, the development has allocated and visitor parking, together with well maintained gardens leading to:

COMMUNAL ENTRANCE HALL: Security intercom/door release system, stairs off to all floors, multi-locking wooden front door opens into:

RECEPTION HALL: Three large, useful storage cupboards, housing plumbing and space for washing machine, radiator, doors to:

LOUNGE: 17'6" x 12'9" Pvc double glazed window to side, pvc double glazed French doors to rear, stone effect feature fireplace with marble style hearth and decorative surround, wood effect flooring, three radiators.

FITTED KITCHEN: 9' x 7'2" Pvc double glazed window to side, one and a half bowl sink/drain unit set into box edged work surfaces, there is a range of matching high gloss units fitted to both base and wall level including drawers, inset double oven / grill, integrated fridge/freezer and dishwasher, induction hob with feature tiled splash back, wood effect flooring.

BEDROOM ONE: 17'7" x 9'7" Pvc double glazed window to side, two double built-in wardrobes, radiator, door to:

EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to side, corner enclosed shower cubicle with shower screen, wash hand basin, low level wc, part tiled walls and floor, wall mounted mirrored display/storage shelf.

BEDROOM TWO: 9'3" x 8'6" Pvc double glazed window to front, radiator.

BATHROOM: 6'8" x 6'4" Pvc double glazed obscure window to rear, bath with shower over and glazed splash screen, wash hand basin with vanity unit below, low level wc, tiled floor, radiator.

OUTSIDE: Communal gardens and the apartment has it's own paved patio area for seating, accessed from the lounge.



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:** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	78

England & Wales EU Directive 2002/91/EC



Horsley Road, Streetly, Walsall, B74 3FE



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.