

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Spacious ground floor flat
- Large double bedroom with wardrobes
- White bathroom & separate wc
- Fitted kitchen with appliances
- Spacious lounge/dining area
- Balcony/sun patio
- Garage
- Superb communal gardens
- No upward chain
- Sought after, central location



VESEY CLOSE, FOUR OAKS, B74 4QN - OFFERS AROUND £175,000

This spacious ground 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 electric radiator heating (both where specified), the property is being sold with the added benefit of an extended leasehold term on completion. Winchester Court is set overlooking outstanding communal gardens, offering seating areas and a place to relax. Briefly comprising of 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 with patio, fitted kitchen, double bedroom 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, front door opens to:

RECEPTION HALL: Recess with fitted shelving and base units, double radiator.

LOUNGE/DINING AREA: 17'10" x 12'10" Pvc double glazed window to rear, pvc double glazed French door to side leading out to balcony, electric coal effect fire set on a marble hearth, timber mantle and surround, double radiator.

FITTED KITCHEN: 8'4" x 7'10" Pvc double glazed window to rear, stainless steel single drainer sink unit with base unit beneath, there is a range of fitted units to base and wall level including drawers, rolled edge work surfaces, electric oven and hob, tiled splash backs, recesses for washing machine and fridge/freezer, tiled flooring.

BEDROOM ONE: 18' x 13' max / 10'10" min Pvc double glazed window to rear, pvc double glazed French door to patio/seating area, three double fitted wardrobes and one single, fitted dressing table/desk, wall and base units, double radiator.

BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath with fitted shower, vanity wash hand basin with fitted base unit below, heated towel rail, airing/linen cupboard, tiled floor.

SEPARATE WC: Pvc double glazed obscure window to rear, low flushing wc.

SINGLE GARAGE: Located in a separate block with up and over door to front.

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

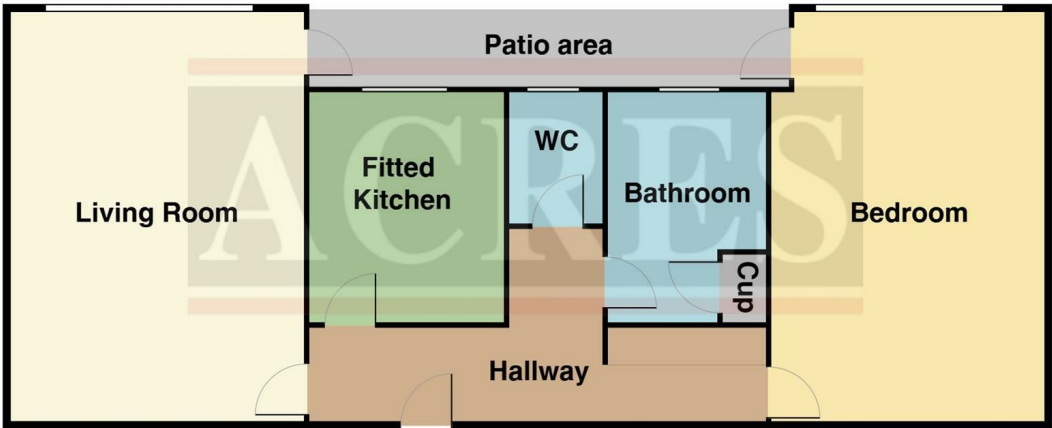


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C **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		
(39-54) E	43	43
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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.

