

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Well presented ground floor flat
- Sought after Four Oaks location
- Spacious open plan lounge & dining area
- Fitted kitchen with ample storage
- Two double bedrooms
- Shower room with separate WC
- Well maintained communal gardens
- Close to Mere Green amenities, shops and restaurants
- Excellent transport links via Four Oaks & Butlers Lane stations
- No upward chain



**ETHELRED CLOSE, FOUR OAKS, B74 4BX - OFFERS AROUND £175,000**

Positioned on Ethelred Close, just off Lichfield Road in the highly desirable Four Oaks area of Sutton Coldfield, this well presented ground floor apartment offers spacious and convenient living, ideal for first time buyers, downsizers or investors alike. The property benefits from a superb location close to Mere Green, providing a wide range of shops, restaurants and everyday amenities, while excellent transport links are readily available via Four Oaks and Butlers Lane railway stations, offering easy access to surrounding areas. Internally, the apartment offers well proportioned accommodation throughout, comprising a welcoming entrance leading into a bright and spacious open plan lounge and dining area, ideal for both relaxing and entertaining. The adjoining kitchen provides ample storage and workspace, catering well for everyday living. The property features two generous double bedrooms, both offering comfortable accommodation, alongside a modern shower room and the added convenience of a separate WC. Externally, residents benefit from well maintained communal gardens, providing pleasant outdoor space to enjoy. The ground floor position also adds ease of access, making this an attractive and practical home in a sought after location.

Set back from the roadway behind a communal parking area, access to the property is gained via:

**COMMUNAL ENTRANCE:** Double glazed door, stairs to all floors and front door to:

**RECEPTION HALL:** Two large storage cupboards, wood effect flooring.

**GUESTS WC:** Low level wc, wash hand basin.

**LOUNGE:** 17'4" x 12'1" Double glazed bay window to rear, electric room heater.

**FITTED KITCHEN:** 11'3" x 6'4" Pvc double glazed window to rear, sink/drain unit set into rolled edge work surfaces, there is a range of matching units to base and wall level including drawers, space and plumbing for washing machine, inset oven and grill, tiled splash backs, ceramic hob, wood effect flooring, breakfast bar with space for two stools.

**SHOWER ROOM:** Obscure double glazed window to side, matching suite comprising double enclosed corner shower cubicle with glazed sliding doors, wash hand basin with vanity unit below, wall mounted storage cupboard, low level wc, part tiled walls, wood effect flooring, heated towel rail.

**BEDROOM ONE:** 14' x 10'1" Pvc double glazed window to rear, built-in storage cupboards with overhead storage space, matching bedside units and dressing table, wood effect flooring, electric room heater.

**BEDROOM TWO:** 14' x 7'8" Pvc double glazed window to rear, wood effect flooring, electric room heater.

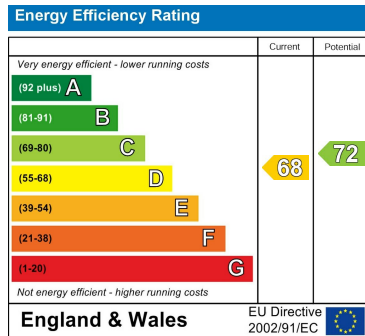
**OUTSIDE:** The property overlooks communal gardens, having a variety of mature, lawn, shrubs, bushes and trees.



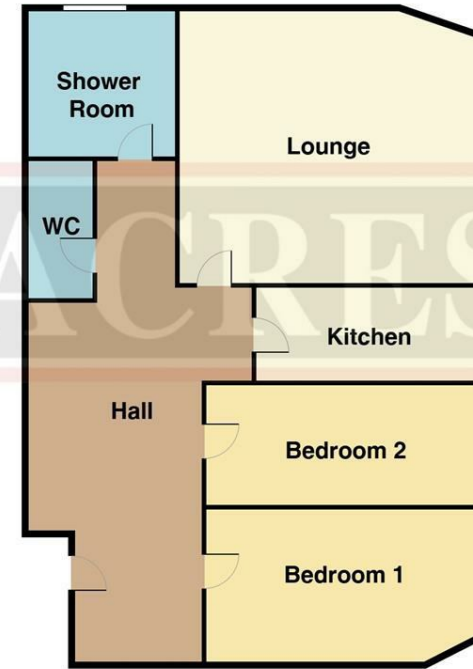
**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** B    **COUNCIL:** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088



Ethelred Close, Sutton Coldfield, B74 4BX



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.