



- Ground floor retirement apartment
- Two bedrooms, master with wardrobes
- Shower/wet room
- Lounge with patio doors
- Fitted kitchen with appliances
- 24hr on-site staff
- Emergency pull cord system
- Communal facilities, parking & gardens
- Lift access
- No upward chain



CLARENCE ROAD, FOUR OAKS, B74 4LL - £170,000

St Georges Court is a purpose built retirement development comprising of bungalows and apartments situated off the ever popular Clarence Road. The development is therefore ideally, centrally located for local shopping facilities and other amenities, together with regular bus services on Clarence Road, whilst being close to Butlers Lane railway station. Offering sheltered accommodation, having a 24 hour on-site house manager and emergency internal pull cord facilities in each room, the apartment is set in grounds with communal gardens and parking. The apartment offers facilities for the owners including a large communal reception, house managers office, as well as a communal lounge which offers regular activities, a dining area and conservatory, together with a laundry room and guests suite. Additionally the in house restaurant provides daily meals along with tea and coffee (at an extra payable cost). This ground floor apartment offers pleasant views over and access to the communal gardens. Having gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises reception hall, attractive, spacious lounge, fitted kitchen with appliances, two double bedrooms, master with built-in wardrobes and a well appointed shower/wet room. To fully appreciate the property on offer, we highly recommend an internal inspection.

COMMUNAL RECEPTION AREA: Providing an attractive well laid out meeting area for owners and having the House Managers meeting area off, there is additionally a substantial owners lounge, meeting area, dining room providing hot lunches, conservatory area, laundry and guest wc. There is lift and stairway access to all floors the property's front door which opens to:

INNER HALLWAY: Opening to:

RECEPTION HALL: Radiator, large cloaks/storage cupboard.

ATTRACTIVE LOUNGE: 13'6" max / 9'1" min x 12'11" max / 9'2" min Pvc double glazed patio door to communal garden, radiator, emergency pull cord.

FITTED KITCHEN: 12'10" x 5'9" Pvc double glazed window to side, stainless steel sink unit set into rolled edge work surfaces, matching units to both base and wall level including drawers, splash backs, plumbing for washing machine, space for oven, grill and hob, space for fridge/freezer, tile effect flooring, emergency pull cord.

BEDROOM ONE: 11'2" x 8'9" Pvc double glazed window to rear and side, full length built-in wardrobes having sliding doors, wood effect flooring, radiator, emergency pull cord.

BEDROOM TWO: 13'1" x 7'5" Pvc double glazed window to rear, radiator, emergency pull cord.

SHOWER/WET ROOM: 7'8" x 5'2" Suite comprising fitted shower unit and floor drain, low level wc, wall hung sink unit, wall mounted storage cupboard, part tiled walls, chrome ladder style radiator, emergency pull cord.

OUTSIDE: Communal parking areas to the front and side with attractive gardens having seating areas and pathways.



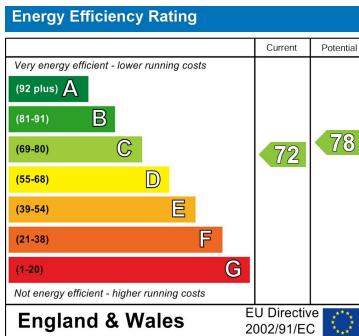
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : D

VIEWING: Highly recommended via Acres on 0121 323 3088



St. Georges Court, Clarence Road 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 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.