

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- First floor apartment
- One bedroom
- Well appointed shower room
- Open plan lounge & kitchen
- One allocated parking space
- Security intercom door release
- Central, convenient location
- Well presented throughout
- Visitor parking & communal gardens



BLUE CEDAR DRIVE, STREETLY, B74 2AE - OFFERS AROUND £150,000

This well presented, much improved, first floor apartment, is set in a popular, central location, close to local bus services. Having a number of local amenities close by including shops, cafes and restaurants, there is access to open countryside and is within a short drive of Sutton Park. Complemented by pvc double glazing and electric heating (both where specified), this attractive apartment, has the added security of an intercom/door release system, together with the added benefit of two allocated parking spaces. Briefly comprising reception hall, attractive open plan lounge opening to fitted kitchen, double bedroom and a well appointed shower room. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway by the communal parking area with pathway and tree lined aspect, the development is accessed via the rear through a communal door with canopy porch over and side intercom/door release system into:

RECEPTION HALLWAY: Solid wood front door, two storage cupboards, doors off to:

LOUNGE: 13'8" x 11'2" Two pvc double glazed windows to front, electric room heater leading into:

FITTED KITCHEN AREA: 8'3" x 7'8" Ceramic sink unit set into square edged work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated oven with four ring ceramic hob over and extractor canopy above, tiled flooring, space for fridge/freezer, plumbing and space for washing machine.

DOUBLE BEDROOM: 10'1" x 9'3" Two pvc double glazed windows to front, one double and one single built-in wardrobes, electric radiator.

WELL APPOINTED SHOWER ROOM: 6'1" x 5'8" Walk-in shower area having floor drain, twin shower heads, tiled splash backs and glazed shower screen, built-in wash hand basin with tiled storage/display ledge, built-in low level wc, tiled walls and flooring.

OUTSIDE: There are communal gardens and visitor parking areas, together with the property benefitting from having one allocated parking space.

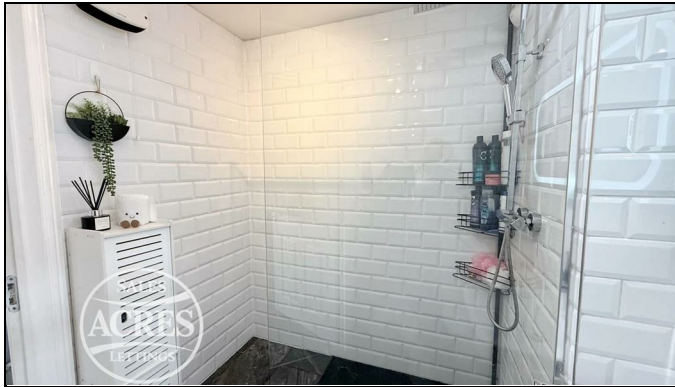


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

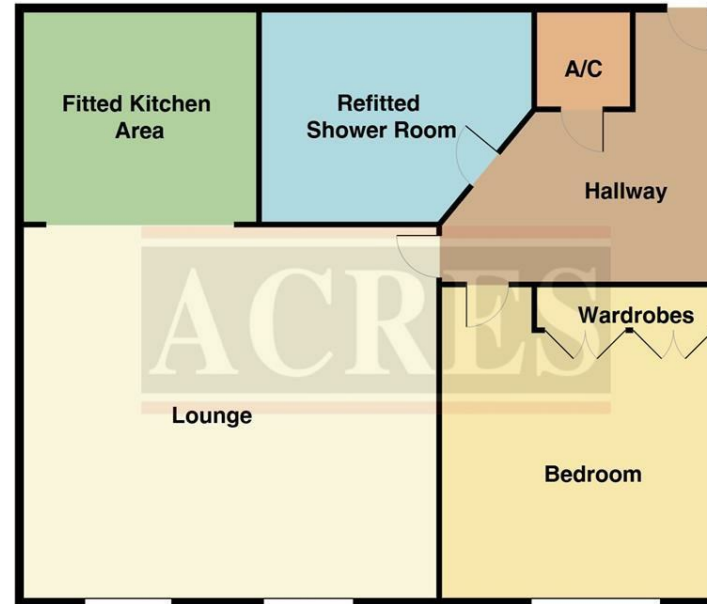
COUNCIL TAX : B

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Blue Cedar Drive, Streetly



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ON 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.