ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk



- Highly sought after ground floor apartment
- Private corner position overlooking picturesque gardens
- Three generous double bedrooms
- Private terrace enjoying a pleasant garden outlook
- Spacious open plan lounge/diner
- Well appointed breakfast kitchen
- Modern shower room
- Separate WC
- Separate garage
- No upward chain – ideal for immediate occupation





SEYMOUR GARDENS, FOUR OAKS, B74 4ST - OFFERS AROUND £315,000

A beautifully positioned three bedroom ground floor apartment occupying arguably one of the most sought after positions within this highly regarded development. Close to shopping facilities at 'The Crown' the property is conveniently placed for access to excellent public transport links by way of local bus services and the Cross City rail line. Being adjacent to Sutton Park, the situation of Cherryl House, Seymour Gardens, enjoys a private corner position overlooking the picturesque communal gardens, complemented by its own private terrace. Offering spacious and well appointed accommodation throughout, the property features three double bedrooms, an open plan lounge/diner, breakfast kitchen, shower room and separate WC. Further benefits include a separate garage and the considerable advantage of being offered for sale with no upward chain and an extended leasehold term.

Set back from the roadway behind a communal parking area, a pathway leads to a communal door with security intercom/door release system into:

COMMUNAL HALLWAY: Stairs off, the property's solid wooden, multi-locking front door opens to:

RECEPTION HALL: Two large storage cupboards, wall mounted electric heater, doors to:

LOUNGE/DINER: 23'9" x 12'11" Pvc double glazed windows to front, rear and side, double doors accessing balcony/terrace having views over the picturesque gardens with tiled floor and cast iron railings, space for sofas and dining table.

BREAKFAST KITCHEN: 11'5" x 8'3" Double glazed window to rear, one and a half bowl stainless steel sink/drainer unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, inset oven/grill and microwave combo, ceramic hob and extractor canopy, integrated fridge/freezer and dishwasher, plumbing and space for washing machine, serving hatch to dining area, tiled flooring.

BEDROOM ONE: 11'11" x 11'7" Pvc double glazed window to rear, two double and three single built-in wardrobes, matching bedside units.

BEDROOM TWO: 12'7" x 10'7" Pvc double glazed window to rear, two single built-in wardrobes with matching bedside units and overhead storage.

BEDROOM THREE: 12' max / 9'10" min x 10'11" Pvc double glazed window to front.

BATHROOM: 8'2" x 6'8" Obscure pvc double glazed window to rear, enclosed shower unit with glazed shower screens, wash hand basin with vanity unit below, wall mounted mirrored cabinet, built-in low level wc, chrome ladder style radiator.

ADDITIONAL WC: Obscure pvc double glazed window to side, built-in low level wc, wash hand basin with vanity unit, wall mounted storage cupboard and fitted mirror and downlights, part tiled walls and tiled floor, chrome ladder style radiator.

GARAGE: Set to the rear of the development in a separate block.

COMMUNAL GARDENS: Set in a corner position, overlooking the beautifully maintained, picturesque gardens, having lawned area with a wide variety of mature shrubs, bushes and trees.





















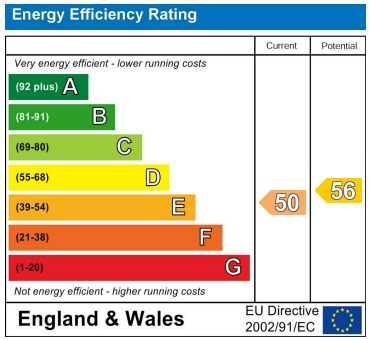
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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

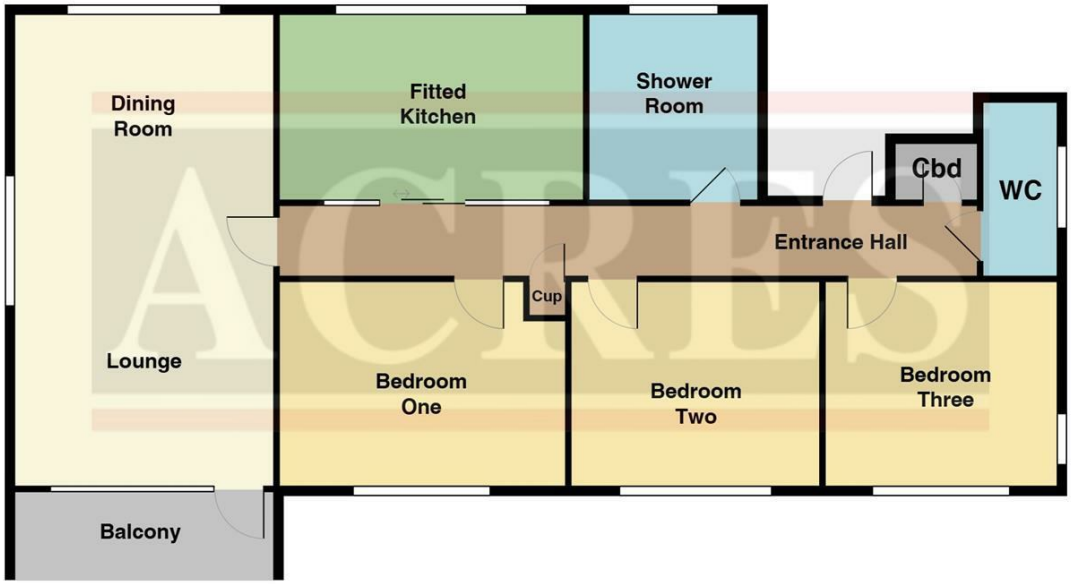
COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088





Cherryl House, Seymour Gardens, Four Oaks, B74 4ST



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.