

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- First floor maisonette
- Two good sized bedrooms
- Well appointed bathroom
- Spacious lounge
- Fitted kitchen
- Rear garden
- No upward chain
- Central location



**MARLPIT LANE, FOUR OAKS, B75 5PN - OFFERS AROUND £200,000**

This well presented, first floor maisonette, is set in a central, sought after and convenient location, close to Mere Green shopping centre and well regarded schooling. Access to excellent public transport links by way of local bus services and the Cross City rail line is also provided. Benefitting from an extended leasehold term, pvc double glazing and gas central heating (both where specified), the property has access to a rear garden. Briefly comprising reception hall, spacious lounge, fitted kitchen, two bedrooms and a well appointed bathroom. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a paved access leading to an obscure double glazed multi-locking pvc front door into lobby with stairs up to first floor to a sliding glazed door into:

**RECEPTION HALL:** Doors off to:

**LOUNGE/DINING AREA:** 16'7" x 12'4" max / 11'3" min Pvc double glazed window to rear, radiator.

**FITTED KITCHEN:** 12'1" x 8'5" max / 6'10" min Pvc double glazed windows to side and rear, stainless steel sink/drainage unit set into rolled edge work surfaces, tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, inset oven and grill, four ring gas hob, space for fridge/freezer, plumbing for washing machine, wood effect flooring.

**BEDROOM ONE:** 12'10" x 9'11" Pvc double glazed window to front, one single and one double built-in wardrobes, radiator.

**BEDROOM TWO:** 13'1" x 9'9" Pvc double glazed window to rear, radiator.

**BATHROOM:** 8'7" x 4'11" Obscure pvc double glazed window to front, matching suite comprising bath with shower over, feature tiled splash backs, wash hand basin, low level wc, chrome ladder style radiator, tiled floor.

**OUTSIDE:** The property is sold with a rear garden offering a lawned area having borders with mature 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 :** 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	59	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



### Marlpit Lane, Four Oaks, Sutton Coldfield



**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.

