

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Beautifully renovated & well presented
- Two generous bedrooms
- Spacious dual aspect lounge/diner
- Contemporary kitchen with appliances
- Well appointed bathroom
- Garage located in a separate block
- Extended leasehold term
- Close to Mere Green & Sutton Coldfield centres
- Within easy reach of Four Oaks train station
- Offered with no upward chain



***LITTLE SUTTON LANE, FOUR OAKS, B75 6SF - OFFERS OVER £215,000***

This beautifully renovated first floor maisonette, positioned within the highly regarded Sutton Court development on Little Sutton Lane in Four Oaks, offers stylish and contemporary living finished to an exceptional standard throughout, offered with no upward chain. Benefitting from gas central heating, PVC double glazing, and an extended lease, the property showcases a superb fitted kitchen with appliances, and a tastefully decorated dual-aspect lounge/diner that enjoys excellent natural light, two well proportioned bedrooms and a refitted bathroom. Conveniently situated close to the wide range of shops, cafés, and restaurants at Mere Green & Sutton Coldfield, as well as the nearby Four Oaks train station offering direct services to Birmingham and Lichfield. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a communal lawned fore garden, a pathway gives access to the property via an obscure glazed multi-locking front door into:

**RECEPTION HALL:** Stairs off leading to large double storage cupboard, radiator, doors to:

**SPACIOUS, DUAL ASPECT LOUNGE/DINER:** 24'1" max / 16'3" min x 11'6" max / 8'8" min Pvc double glazed windows to front and rear, space for dining table, log burner style feature fireplace, two radiators, stairs off, archway to:

**FITTED KITCHEN:** 7'9" x 7'8" Pvc double glazed window to rear, stainless steel sink/drainage unit set into box edged work surfaces, brick effect tiled splash backs, there is a range of fitted units to both and wall level including drawers, alcove with space for fridge/freezer, fitted oven, grill, microwave and hob with extractor over, wood effect flooring, under plinth lighting.

**STAIRS TO SECOND FLOOR LANDING:** Large double storage cupboard, doors to:

**BEDROOM ONE:** 11'3" x 11'3" Pvc double glazed window to front, one double and one single built-in wardrobes, radiator.

**BEDROOM TWO:** 9'8" x 8'1" Pvc double glazed window to rear, double wardrobe, radiator.

**BATHROOM:** 6'7" x 6'4" Obscure pvc double glazed window to rear, matching suite comprising 'P'-shaped bath with twin shower sprays and glazed shower screen, marble effect tiled splash backs, built-in wash hand basin with vanity unit below, display/storage shelf, tiled ledge, low level wc, tile effect flooring, chrome ladder style radiator.

**GARAGE:** 16' x 8'2" Set in a separate block with up and over garage door (Please check the suitability of this garage for own vehicle)

**COMMUNAL GARDENS:** Having lawned areas to front and rear with mature trees, shrubs and bushes, ample communal parking spaces.



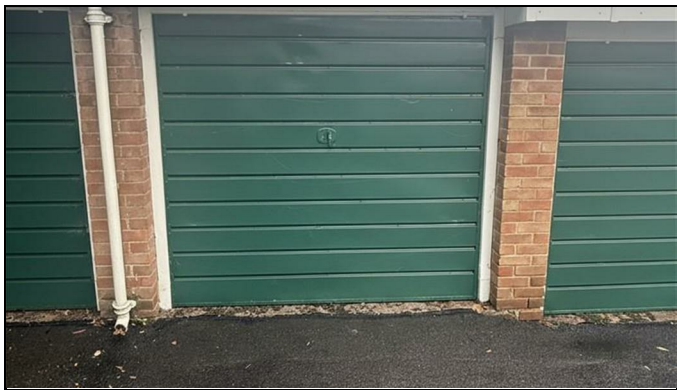


**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

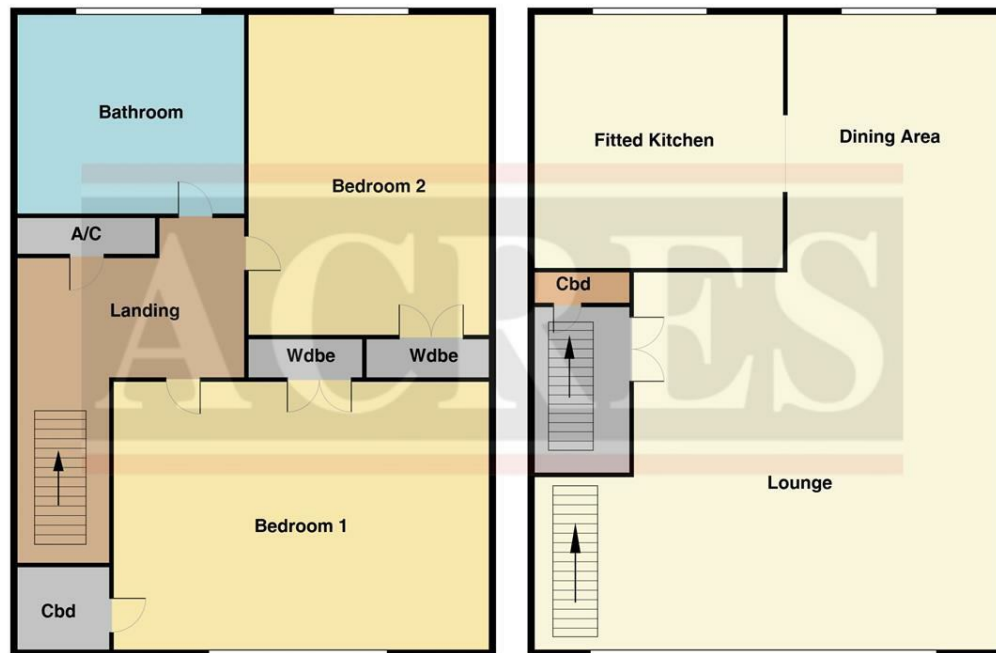
**COUNCIL TAX BAND :** C                      **COUNCIL :** Birmingham

**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                                   | 77           | 77        |
| (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   |           |



Sutton Court, Little Sutton Lane, 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.