

ACRES

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

- First floor flat
- Two bedrooms with wardrobes
- Bathroom
- Spacious lounge/dining room
- Fitted kitchen with appliances
- Garage in separate block
- Close to Sutton Park & all amenities
- No upward chain
- Extended leasehold term



WALSALL ROAD, FOUR OAKS, B74 4QJ - OFFERS OVER £180,000

Set in a prime, well regarded and central location having public transport by way of bus links within only a few metres, Four Oaks is also well served by the Cross City rail link as well as having highly regarded schooling for all ages. Set within short walking distance of Sutton Park and a variety of shopping facilities at 'The Crown', this well presented, attractively decorated and much improved, spacious first floor flat is complemented further by the provision of pvc double glazing and has individual room radiators (both where specified). The accommodation briefly comprises lounge/dining room, fitted kitchen, two bedrooms, bathroom, separate garage, communal parking and gardens. The property also has the additional feature of having an extended leasehold term and no upward chain.

Set back from the roadway behind a lawned fore garden enclosed by mature trees and hedging, there is an additional lawned area to side where there are communal parking facilities. A pathway gives access to the accommodation via:

CANOPY PORCH: Pvc double glazed double French doors open to:

COMMUNAL ENTRANCE HALL: Pvc double glazed windows to side and stairs off to second floor landing having further double glazed windows, laminate tiled style flooring The property's front door opens to:

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

LOUNGE: 17'9" max / 14'9" min x 12'5" Double glazed window to front, wall mounted electric heater, space for sofas and dining table.

FITTED KITCHEN: 10'4" max / 9'3" min x 7'9" Pvc double glazed window to rear, stainless steel sink/drainage unit set into rolled edge work surfaces, tiled splash backs, fitted units to both base and wall level including drawers, space for cooker, plumbing for washing machine, space for fridge/freezer, wood effect flooring.

BEDROOM ONE: 11'9" x 9'9" Pvc double glazed window to front, full width built-in wardrobes with mirrored sliding doors, wall mounted electric storage heater.

BEDROOM TWO: 11'1" x 8'4" Pvc double glazed window to side, built-in wardrobe, wall mounted storage heater.

BATHROOM: 7'9" max / 6' min x 6'4" Obscure pvc double glazed window to rear, white suite comprising bath with shower over, low level wc, wash hand basin, heated towel rail, tile effect flooring.

GARAGE: (Please check the suitability of this garage for your own vehicle): Single garage located in a separate block to the rear of the development, approached via a tarmac driveway.

OUTSIDE: Lawned communal gardens to front and rear with a variety of 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)

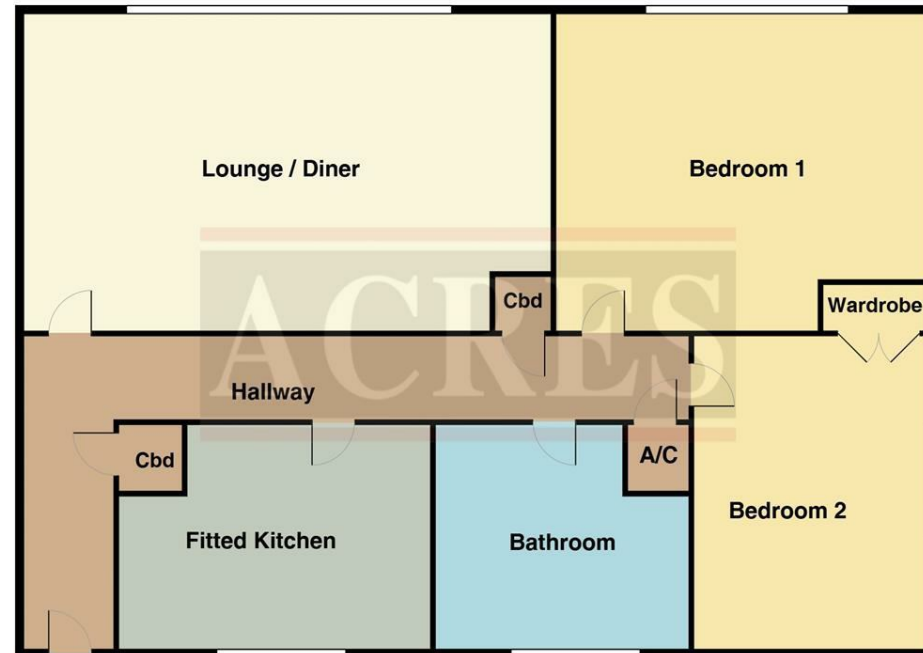
COUNCIL TAX : B

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			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Willows, Walsall 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 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.