

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
- Well appointed bathroom
- Lounge/dining area
- Fitted kitchen
- Communal garden
- Popular, sought after location
- Close to well regarded schooling
- Access to excellent public transport links
- No upward chain



KESTERTON ROAD, FOUR OAKS, B74 4JP - OFFERS AROUND £150,000

Situated in a very popular and convenient location within Four Oaks, this well maintained, first floor flat presents an excellent opportunity for first time buyers, downsizers or investors, having the added benefit of a long leasehold term and much lower than average annual service charge. Being superbly placed for excellent public transport links including the Cross City rail line and readily available bus services, together with well regarded schooling for all ages. Having local shopping facilities on Clarence Road and at 'The Crown', the property is also within close proximity of Sutton Park and Mere Green shopping centre. Complemented by gas central heating and pvc double glazing (both where specified) the property has the added security of an intercom/door release system. accommodation and briefly comprises two bedrooms, well appointed family bathroom, lounge/dining room and a fitted kitchen, there is additionally a communal garden and off road parking available. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind communal parking via a communal door with side intercom/door release system into:

COMMUNAL ENTRANCE: Stairs off, pvc double glazed window to front, door to rear communal areas with useful storage available for each flat, multi-locking obscure pvc double glazed door into:

RECEPTION HALL: Radiator, loft access, doors to:

LOUNGE/DINING AREA: 15'4" x 9'11" max / 8'10" min Pvc double glazed window to front, radiator, archway into:

FITTED KITCHEN: 19' x 5'9" Pvc double glazed window to rear, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, integrated oven/grill, four ring gas hob with extractor canopy over, contemporary tiled splash backs, plumbing and space for washing machine, integrated fridge/freezer, wood effect flooring.

BEDROOM ONE: 11'11" x 9'11" Pvc double glazed window to front, double fitted wardrobe with glazed sliding doors, radiator.

BEDROOM TWO: 13'4" x 5'11" Pvc double glazed window to rear, radiator.

BATHROOM: 6'6" x 5'5" Pvc double glazed obscure window to rear, white suite comprising 'P'-shaped bath with glazed shower screen, wash hand basin, display/storage shelf, low level wc, tiled walls and floor, chrome ladder style radiator.

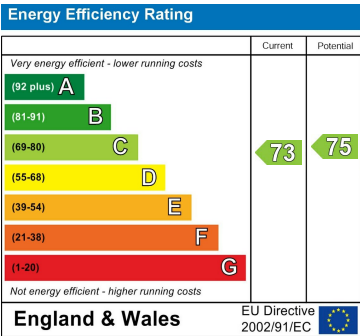
OUTSIDE: The property benefits from having communal gardens accessed via the rear of the property.



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 : A

VIEWING: Highly recommended via Acres on 0121 323 3088



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.