

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Top floor flat
- Two double bedrooms
- Well appointed bathroom
- Spacious lounge
- Fitted kitchen
- Garage included
- No upward chain
- Communal gardens & parking
- Open views over fields to fore
- Ideal for first-time buyers, downsizers, or investors



ALDRIDGE ROAD, STREETLY, B74 2DS - OFFERS AROUND £150,000

Situated within the highly regarded Croxton Court development in Streetly and benefitting from no upward chain, this well presented top floor flat offers spacious and well proportioned accommodation, enhanced by open views to the fore. Set within a popular and convenient residential location, the property benefits from communal parking, a garage, and access to well maintained communal gardens, providing a pleasant setting for residents to enjoy. Ideally suited to first time buyers, downsizers, or investors, the apartment combines comfortable living with excellent local amenities, well regarded schooling and transport links close by. Briefly comprising lounge, fitted kitchen two bedrooms and a bathroom. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind communal gardens, a pathway leads to:

COMMUNAL HALL: Pvc double glazed door and side intercom/door release system, stairs lead off to all floors, a multi-locking wooden front door opens to:

RECEPTION HALL: Useful storage cupboard, wood effect flooring, electric radiator, doors to:

LOUNGE: 16'10" x 12' Pvc double glazed window to side, feature fireplace with matching hearth and mantle, electric radiator.

FITTED KITCHEN: 10'5" x 6'11" Pvc double glazed window to side, one and a half bowl sink/drainage unit set into box edged work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, plumbing and recess for washer/dryer, inset oven and four ring electric hob, pantry cupboard, useful storage cupboards.

BEDROOM ONE: 11'6" x 8'11" Pvc double glazed window to side, built-in double wardrobe with mirrored sliding doors, electric radiator.

BEDROOM TWO: 10'2" x 8'5" Pvc double glazed window to rear, built-in double wardrobe, electric radiator.

BATHROOM: 7' max / 4'11" min x 5'11" Pvc double glazed obscure window to front, white suite comprising 'P'-shaped bath with shower over, wash hand basin, low level wc, wall mounted storage cupboard housing central heating, tiling to walls.

OUTSIDE: Communal parking area and gardens having lawns and a variety of mature shrubs and bushes.

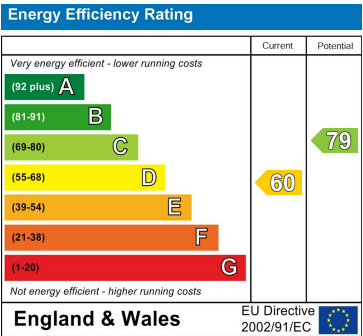
SINGLE GARAGE: Located in a separate block (Please check the suitability of this garage for your own vehicle)



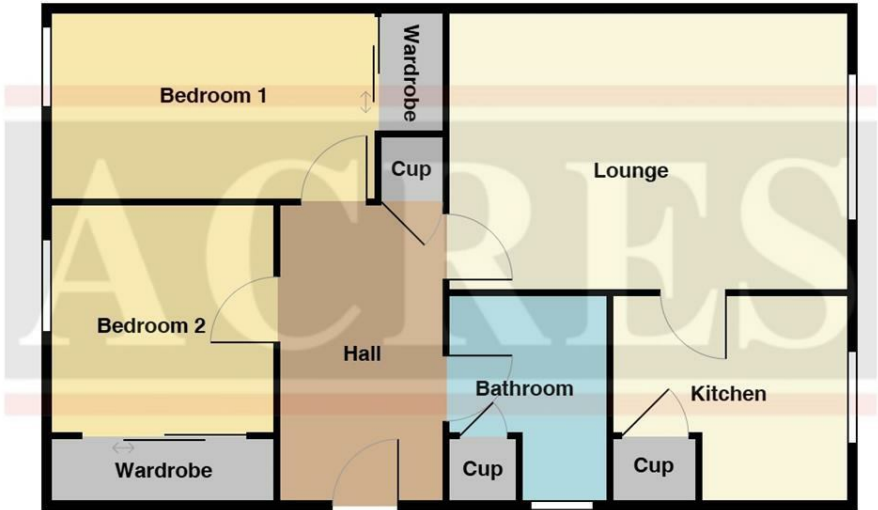
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B **COUNCIL:** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088



Croxton Court, Aldridge Road, Streetly, B74 2DS



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL
IDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE
ROOM TO ANOTHER.**