

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Ground floor flat
- Two good bedrooms, both with wardrobes
- White bathroom suite with separate wc
- Spacious lounge opening to dining room
- Fitted kitchen
- Balcony overlooking magnificent communal gardens
- Garage & communal parking areas
- Set in a central location, close to amenities & Sutton Park
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price & Buyers fees apply



**VESEY CLOSE, FOUR OAKS, B74 4QN - AUCTION GUIDE £125,000**

**\*\* For sale by Modern Method of Auction \*\*** This spacious ground floor apartment is set amidst outstanding substantial gardens, with views to the rear, where you will also find a delightful patio /area leading from the property's lounge. The property is complemented by PVC double glazing and storage heating (each where specified). Set only a few hundred metres from shopping facilities at The Crown, the property is well served by public transport links including local bus services and access to the Cross City rail line, and is additionally positioned within just a short stroll of Sutton Park, where you will discover 2,400 acres of natural beauty.

The property offers an approximate 48 year remaining lease and briefly comprises a communal entrance hall, reception hall, spacious lounge being open plan to the dining area, balcony, fitted kitchen, together with two bedrooms, both having fitted wardrobes. Additionally, the property has a bathroom provided with white suite and separate WC. There is a single car garage set to the rear and communal parking facilities are available. To fully appreciate the property on offer, its delightful location and the outstanding communal gardens, we highly recommend a personal inspection.

Set back from the roadway behind communal parking areas and having lawns set to fore with pathway, an intercom door release system connects to each apartment. Glazed double doors open to:

**COMMUNAL ENTRANCE HALL:** Window to fore, door to:

**RECEPTION HALL:** Wall mounted convector heater, cloaks cupboard.

**SPACIOUS LOUNGE:** 18'3" x 12'10" PVC double glazed window to rear with part PVC double glazed door opening to patio/balcony. Electric pebble style fire set into a fire surround with hearth and mantle, two storage heaters, wide archway opens to:

**DINING AREA:** 12' x 8' PVC double glazed window to rear, storage heater.

**PATIO/BALCONY:** Offering a seating area and being open to the communal gardens, with views accordingly.

**FITTED KITCHEN:** 8'4" x 7'7" PVC double glazed window to rear, single drainer sink unit having base unit beneath. There are a range of further fitted wall and base units, rolled edge work surfaces, recesses for appliances, tiled splashbacks and tiled floor.

**BEDROOM ONE:** 15'6" x 11'1" max / 10' min PVC double glazed window to fore, storage heater, double and single fitted wardrobes, double and single built-in wardrobes, fitted dressing table with drawers.

**BEDROOM TWO:** 11'9" x 8'10" max / 7' min PVC double glazed window to fore, storage heater, double fitted wardrobe, two bedside units, drawer units.

**BATHROOM:** PVC double glazed obscure window to fore, matching white suite comprising bath having shower over with glazed splash screen, vanity wash hand basin with base unit beneath, tiling to walls and floor, chrome ladder style radiator.

**SEPARATE WC:** PVC double glazed obscure window to fore, white low flushing WC with matching wash hand basin and tiled floor.

**SINGLE CAR GARAGE:** Set to the rear of the development amidst garage blocks. (Please check the suitability of the garage for your own vehicle)

**OUTSIDE:** The property has a large delightful communal garden area having lawns, shrubs, bushes, plants and trees, together with seating areas by a delightful small pond.

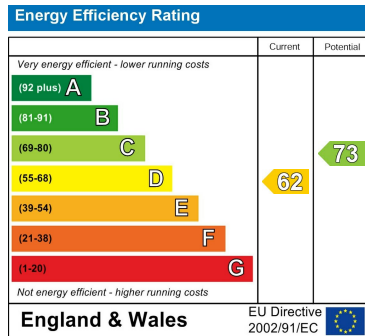
**\*\*\*** This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



**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 :** D                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088



Winchester Court, Vesey Close, 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.

