



- ◆ Ground floor flat with its own front door
- ◆ Two double bedrooms
- ◆ Well appointed white shower room
- ◆ Attractive spacious lounge/dining area
- ◆ Fitted kitchen with a range of appliances
- ◆ French doors onto patio area/gardens
- ◆ Allocated parking to fore
- ◆ Close to local amenities and public transport



**1 BELWELL GARDENS, 36 BELWELL LANE, FOUR OAKS, B74 4TR**

**OFFERS AROUND £270,000**

This spacious well proportioned and thoughtfully designed ground floor apartment is set in a prime central sought after location, just a short distance from both Sutton Park, Mere Green shopping centre, as well as excellent public transport links, including the cross city rail line. Complemented by gas central heating and having secondary glazing (both where specified) and new carpets fitted throughout, the property additionally benefits from its own newly fitted, modernised front door, thus providing a delightful self contained apartment. Briefly comprising:- spacious welcoming reception hall, attractive lounge combining dining area, comprehensively fitted kitchen with appliances, additionally there are two double bedrooms, the master having double French doors opening to paved patio area, there is a well appointed white shower room. The property has an allocated parking space adjacent to the front door, furthermore there are communal gardens to the rear, all of which to fully appreciate we highly recommend internal inspection.

Being set back from the roadway behind a block paved driveway with parking area, access to the accommodation is entered via a:

**CANOPY PORCH:** With quarry tiled floor and newly modernised front door in turn leading to a:

**LARGE AND WELCOMING RECEPTION HALLWAY: 13'8" x 5'10"** Beautiful deep storage cupboard, Amtico luxury vinyl flooring. New internal doors radiate off to:-

**LOUNGE: 14'8" x 12'11" max / 12'5" min:** Tall secondary glazed windows overlooking front, central heating radiator, deep coving to ceiling with two light points, door to:

**FITTED KITCHEN: 12'10" x 6'2":** Double glazed window overlooking rear, being fitted with a comprehensive range of wall, base and drawer units in a pale wood finish with chrome bar style handles, one and a half bowl stainless steel inset sink and drainer with chrome mixer tap above, having double electric built in oven and hob with stainless steel extractor canopy over, integrated new fridge freezer, integrated dishwasher and combination washing machine/dryer, having a granite style work top, ceramic tiling to splash back areas, central heating radiator and spotlights to ceiling.

**BEDROOM ONE: 13'10" max / 12'1" min x 11'3":** Double glazed double French doors overlooking and accessing the patio area and communal gardens, deep coving to ceiling with light point and central heating radiator.

**BEDROOM TWO: 13'8" max / 9'3" min x 12' max / 9'6" min:** Secondary glazed square bay window overlooking front, central heating radiator and ceiling light point.

**SHOWER ROOM:** Pvc double glazed obscure window to rear, matching white suite comprising:- a double walk in shower cubicle with glazed splash screen, low level WC and wash hand basin set within a fitted vanity unit, having tiling to three quarter height and ceramic tiling to floor, central heating radiator, spotlights to ceiling and chrome ladder style heated towel rail.

**OUTSIDE:** To the rear of the property are communal gardens being laid mainly to lawn with paved patio area.



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**TENURE:**

We have been informed by the vendor that the property is Leasehold having the benefit of a substantial leasehold term remaining. Additionally, the freehold of the development is owned by the residents. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND:**

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**FIXTURES & FITTINGS:**

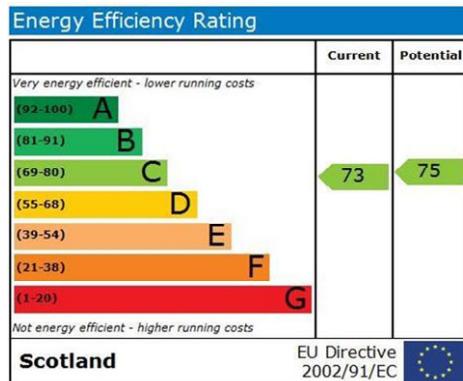
Fitted carpets & curtains are included within the sale.

**VIEWING:**

Highly recommended via Acres on 0121 323 3088.

**LOCATION:**

Set on the corner of Clarence Road/Belwell Lane.



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.