

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Two good sized bedrooms, both with built-in wardrobes
- Spacious L-shaped lounge and dining room
- Fitted kitchen with appliances
- Balcony/terrace with attractive views
- White bathroom suite
- Communal central heating
- Communal gardens
- Convenient location
- Close to Hill Hook Nature Reserve
- Ideal for first time buyers or investors



BADGERS BANK ROAD, FOUR OAKS, B74 4ET - OFFERS AROUND £165,000

This well presented, two bedroom, second floor apartment is set in a central, convenient location at the top of Hill Hook Road, which benefits from having amenities at Mere Green within approximately one mile of the property and public transport readily available by way of buses on Hill Hook Road and trains from Blake Street station. The Badgers Bank development features communal central heating (where specified and included in the service charge) there is PVC double glazing (where specified) and an intercom door release system. The spacious accommodation is entered via a welcoming reception hallway and offers an attractive L-shaped lounge/dining room with access to a balcony/terrace off overlooking a tree lined aspect, there is a fitted kitchen off the lounge, two good sized bedrooms, both with built-in wardrobes and a well appointed family bathroom. The development has communal gardens, ample parking and access to the garages which we understand are available to rent via separate negotiation/availability.

Set back from the roadway with a communal parking area behind, there is a lawned fore garden and paved pathway provides access via:

RECESSED PORCH: Glazed door and side intercom system opening to:

COMMUNAL HALLWAY: Access to the front of the development through to an inner hallway, stairs off to the second floor, door leading to inner hallway, windows to rear.

RECEPTION HALL: Intercom system, one large drying/storage cupboard, radiator, carpet, doors radiate off to:

L-SHAPED LOUNGE/DINER: 22'5" max / 12'8" min x 13'8" max / 6'10" min PVC double glazed window to side, PVC double glazed door and windows to rear accessing the outside terrace, radiator, carpet, space for dining table and chairs.

FITTED KITCHEN: 9'6" x 6'7" Stainless steel sink and drainer set into roll top worksurfaces with a range of wall and base units, built-in cooker with hob and extractor above, space for fridge freezer and washing machine, tiled splashbacks, wood effect laminate flooring.

BEDROOM ONE: 13'9" x 8'6" PVC double glazed window to rear, built-in wardrobes and a range of built-in wall cupboards with further built-in draws, carpet.

BEDROOM TWO: 10'6" x 5'7" PVC double glazed window to rear, built-in wardrobe and drawers.

BATHROOM: Matching white suite comprising low level w.c., pedestal wash hand basin, bath with shower over, full length tiling to walls and matching useful shelving area, built-in airing cupboard.

BALCONY: Accessed via lounge, space for table and chairs, pleasant views over tree lined aspect.

OUTSIDE: Well maintained and generous communal garden to the front and rear of the building, communal parking and access for garages.



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 :** Birmingham

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



Celandine, Badgers Bank 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 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.