

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Penthouse apartment
- Three double bedrooms
- En-suite bathroom
- Well appointed family bathroom
- Guests wc & utility
- Lounge with dining area & fireplace
- Breakfast kitchen with appliances
- Two allocated parking spaces & garage
- No upward chain
- Central, sought after location



**LICHFIELD ROAD, FOUR OAKS, B74 4DH - £425,000**

This spacious, well presented and much improved, first floor penthouse apartment, is set in a prime, central and well regarded location, just a short stroll from Mere Green shopping centre where you will find an array of restaurants, cafes and other amenities. Located close to excellent public transport links, including the Cross City rail line at Butlers Lane and local bus services, the apartment offer the rare opportunity to acquire a generous penthouse is a sought after development having a security intercom system. Complemented by gas central heating and pvc double glazing (both where specified) and briefly comprises communal areas including lift access to all floors, large reception hallway, guests wc, generous lounge/dining area, breakfast kitchen, separate utility, , three double bedrooms, master having an en-suite bathroom and a further family bathroom. The property also benefits from having two allocated parking spaces and a separate garage. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac driveway there is both visitor and allocated parking spaces, communal lawns with a variety of shrubs and bushes and pathway leading to:

**COMMUNAL ENTRANCE:** Security intercom/door release system, stairs and lift gives access to:

**WELCOMING RECEPTION HALLWAY:** Display shelving, two radiators, security door release intercom system, window to breakfast kitchen, doors off to:

**GUESTS WC:** Part tiled walls, low level wc, wall hung sink unit, display/storage shelf, wall mounted mirror, chrome ladder style radiator.

**SPACIOUS LOUNGE & DINING AREA:** 12' x 4'9" & 18'6" x 13'10" Storage cupboard, archway to lounge area, offering two pvc double glazed windows to rear, picture window to breakfast kitchen, coal effect feature fireplace with marble hearth and surround, two radiators.

**BREAKFAST KITCHEN:** 13'8" x 12'4" max / 8'5" min Pvc double glazed window to rear, picture windows to hall & lounge, two double bowl sink/drainers units, one having waste disposal, inset into rolled edge work surfaces, complementary tiled splash backs, there is a range of matching units to both base and wall level including drawers, pull out storage units, integrated Bosch eye level microwave and oven, two integrated fridges, four ring hob with extractor canopy over, integrated dishwasher, space for table and chairs, radiator.

**UTILITY:** Stainless steel sink inset into rolled edge work surfaces, water softener, tiled splash backs, plumbing for washing machine, space for tumble dryer and fridge/freezer, tiled effect flooring, modern vertical radiator.

**INNER HALLWAY:** Leading to:

**BEDROOM ONE:** 15'3" x 13'9" Two pvc double glazed windows to rear, two double and one single built-in wardrobes, matching fitted bedside units, dressing table, radiator, door to:

**EN-SUITE BATHROOM:** Matching white suite comprising bath with shower over, his 'n' hers sink units, low level wc, tiled storage/display shelf, fitted mirror, part tiled walls, chrome ladder style radiator, useful storage/linen cupboard.

**BEDROOM TWO:** 14'2" x 11'8" Pvc double glazed window to rear, two double and one single built-in wardrobes, chest of drawers & dressing table, space for bedside units, radiator.

**BEDROOM THREE:** 15'11" x 8'9" Pvc double glazed Velux window, modern vertical radiator.

**FAMILY BATHROOM:** 10'7" x 7'10" Matching white suite comprising bath with enclosed shower cubicle having sliding glazed doors, part tiled walls, wall hung sink unit, low level wc, built-in shelving, chrome ladder style radiator, airing cupboard housing hot water tank.

**GARAGE:** 18' x 9'2" Up and over metal garage door (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)

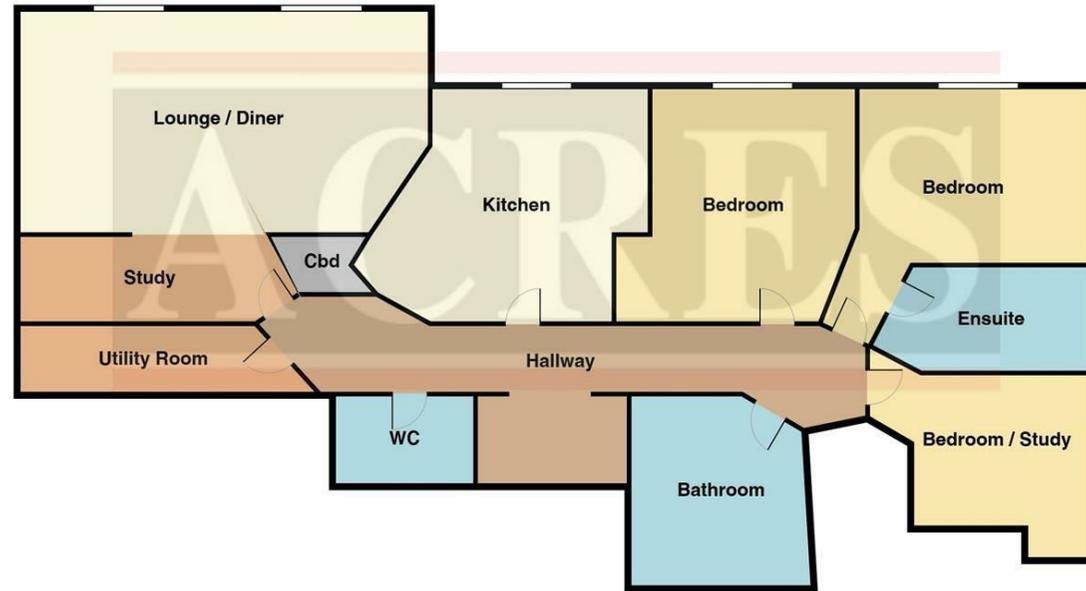
**COUNCIL TAX BAND :** C                      **COUNCIL :** Birmingham

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Wellswood, Lichfield Road, Sutton Four Oaks, Sutton Coldfield, B74 4DH



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.