

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Top floor apartment
- Two good sized bedrooms
- Master with built-in wardrobes
- En-suite shower room & main bathroom
- Attractive open plan lounge/diner with Juliet balcony
- Fitted kitchen with appliances
- Gas central heating & double glazing
- Gated development with 2 allocated parking spaces
- Close to Sutton Park & Mere Green centre
- No upward chain



LICHFIELD ROAD, FOUR OAKS, B74 2TX - OFFERS AROUND £205,000

Acres are delighted to offer for sale this superb top floor apartment, occupying a particularly desirable and preferred position within this sought after development on Lichfield Road. Enjoying an attractive outlook towards Ridgewood Drive and an excellent degree of privacy within the development, the property offers well proportioned accommodation including an open-plan lounge/dining room with Juliet balcony, breakfast kitchen, two bedrooms with en-suite shower room to the principal bedroom, together with a separate bathroom. Ideally positioned for access to Mere Green, local amenities and excellent commuter links, the apartment further benefits from two allocated parking spaces and is offered for sale with the significant advantage of no upward chain.

Set behind security gates with intercom system accessing the communal car parking area to the rear of the development, having 2 allocated spaces. Steps lead to communal entry with security intercom into:

COMMUNAL HALLWAY: Stairs off to all floors:

RECEPTION HALL: Solid wood front door, wooden flooring, large useful storage cupboard, doors off to:

LOUNGE/DINING AREA: 17'3" max / 8' min x 16'9" max / 9'7" min Having pvc double glazed window to front, pvc double glazed French doors to Juliet balcony, oak flooring, radiator, leading to:

FITTED KITCHEN: One and a half bowl stainless steel sink/drainage unit set into square edged work surfaces, there is a range of matching units fitted to both base and wall level including drawers, integrated oven/grill, four ring gas hob, fridge/freezer and washer/dryer, tiled flooring.

BEDROOM ONE: 13' x 10'3" Pvc double glazed window to front, double built-in wardrobe with sliding doors, radiator, door to:

EN-SUITE: Matching suite comprising enclosed shower unit with glazed shower screen, wash hand basin, low level wc, part tiled walls, tiled flooring, chrome ladder style radiator.

BEDROOM TWO: 13' x 8'11" max / 7'9" min Pvc double glazed window to front, oak effect flooring, radiator.

BATHROOM: 6'11" x 5'5" Matching suite comprising bath with shower over and glazed splash screen, low level wc, wash hand basin, part tiled walls, tiled flooring.



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)

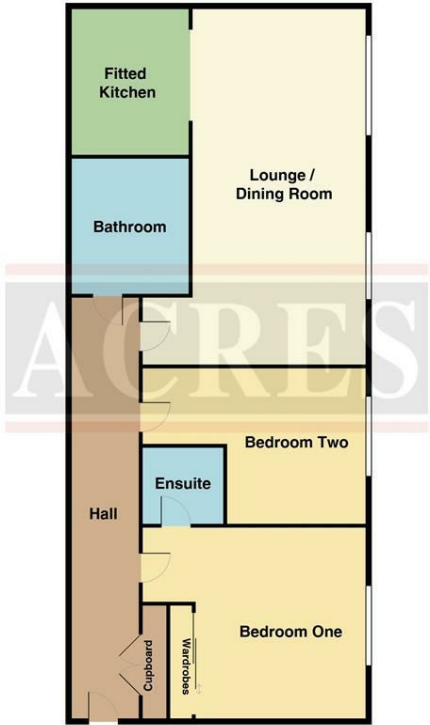
COUNCIL TAX : C

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	80	80
(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		



Ladywood Court, 188a Lichfield Road



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.