

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- Second floor flat
- Two bedrooms
- Spacious living/dining room
- Built-in double wardrobes to both bedrooms
- Well-appointed shower room
- Fitted kitchen
- Garage in separate block
- Popular Four Oaks location
- Close to highly regarded schools
- Ideal for first-time buyers, downsizers or investors



CLARENCE ROAD, FOUR OAKS, B74 4AR - OFFERS OVER £190,000

Situated within Hermes Court on Clarence Road, this well presented, second floor flat offers an excellent opportunity to purchase a home in the ever popular Four Oaks area. The apartment is bright and well laid out, comprising a spacious living/dining room, a fitted kitchen and two double bedrooms. Both bedrooms benefit from built-in double wardrobes, providing generous storage space and a well appointed shower room completes the accommodation. Occupying a top floor position, the property enjoys added privacy, a peaceful setting and a pleasant outlook. The development is well maintained and benefits from secure communal areas and communal parking. The location is close to highly regarded local schools, local bus routes and Butlers Lane train station. Local shops and cafés are all within close proximity at Mere Green and shops at 'The Crown'. This apartment is well suited to first-time buyers, downsizers or investors, and represents a fantastic opportunity in a prime residential location. Early viewing is highly recommended.

COMMUNAL HALLWAY: Glazed door and windows to front, side intercom/door release system, stairs off to all floors, multi-locking wooden front door opens to:

RECEPTION HALLWAY: Built-in storage cupboards, electric radiator, doors to:

LOUNGE/DINING AREA: 17'3" x 11'2" Pvc double glazed window to rear, wood effect flooring, two electric radiators.

KITCHEN: 11'4" x 7'4" max / 5'3" min Pvc double glazed window to front, single sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, space for fridge/freezer, recess and plumbing for washer/dryer, inset single oven and electric hob over, extractor canopy above, useful built-in storage/pantry cupboard, wood effect flooring.

BEDROOM ONE: 10'11" x 10'4" Pvc double glazed window to front, double built-in wardrobes/storage, electric radiator.

BEDROOM TWO: 14'3" x 10'5" Pvc double glazed window to rear, built-in double wardrobe/storage, wood effect flooring, electric radiator.

SHOWER ROOM: Pvc double glazed obscure window to front, well appointed white suite comprising walk-in shower cubicle with glazed splash screen, wall hung wash hand basin with base unit below, low level wc, tiled splash backs, tile effect flooring, chrome ladder style radiator.

GARAGE: Located in a separate block to the rear (Please check the suitability of this garage for your own vehicle)

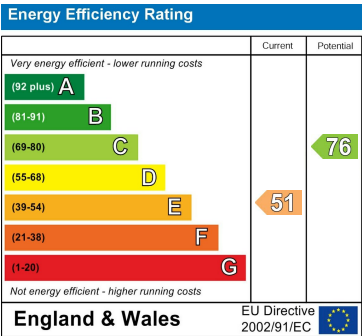
OUTSIDE: Communal gardens consisting of lawns, shrubs and bushes, there is a communal parking area to the rear together with the property's garage.



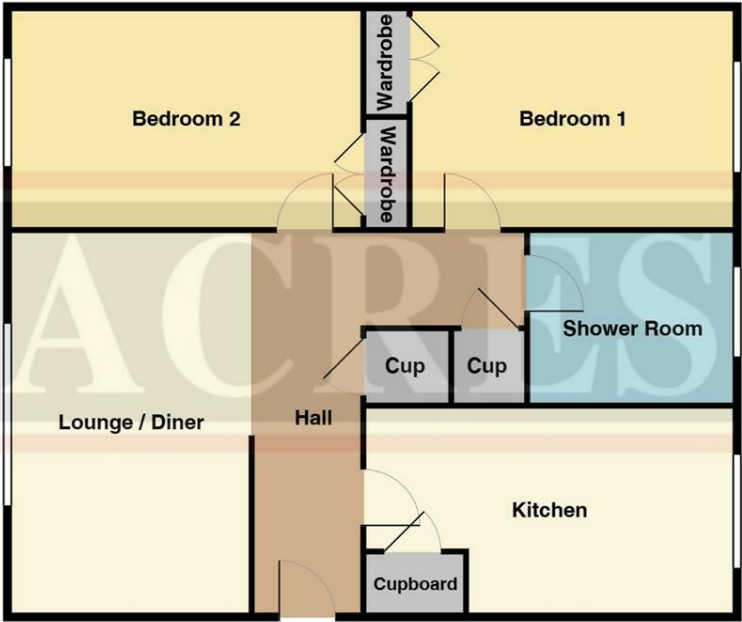
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B **COUNCIL:** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Hermes Court, Clarence Road, Sutton Four Oaks, Sutton Coldfield, B74 4AR



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.