

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ First floor maisonette
- ◆ Two double bedrooms
- ◆ Well appointed bathroom
- ◆ Spacious lounge
- ◆ Fitted kitchen
- ◆ Rear garden
- ◆ Garage
- ◆ Sought after location



21 MORDAUNT DRIVE, FOUR OAKS, B75 5PT - OFFERS AROUND £210,000

This well presented two bedroom maisonette is set in a central location being within an approximate 1 mile radius of Mere Green shopping centre with a range of restaurants, cafes and supermarkets, additionally, the area is served by local bus services and a cross city railway line, together with well regarded schooling for all ages. Complemented by pvc double glazing and gas central heating (both where specified), the property briefly comprises of:- Reception hall, stairs to spacious lounge with fitted kitchen, two double bedrooms, well appointed shower room, furthermore there is a substantial rear garden and garage. To fully appreciate the property on offer we highly recommend an internal inspection of this property set in council tax band B.

Set back from the roadway behind a lawned foregarden, a side pathway gives access to:-

RECEPTION HALL: Obscure pvc double glazed door with obscure pvc double glazed window to front, radiator and stairs off. Stairs to:-

LANDING:- 9'05" x 6' max, 2'11" min Pvc double glazed window to side, useful storage cupboard and radiator.

LOUNGE: 13'07" x 12'01" Pvc double glazed window to rear and radiator.

KITCHEN: 9' x 6'04" Pvc double glazed window to rear with a variety of matching cupboards fitted to both base and wall with box edge work surfaces, stainless steel sink and drainer unit, space for washing machine and space for fridge freezer, cooker with canopy over.

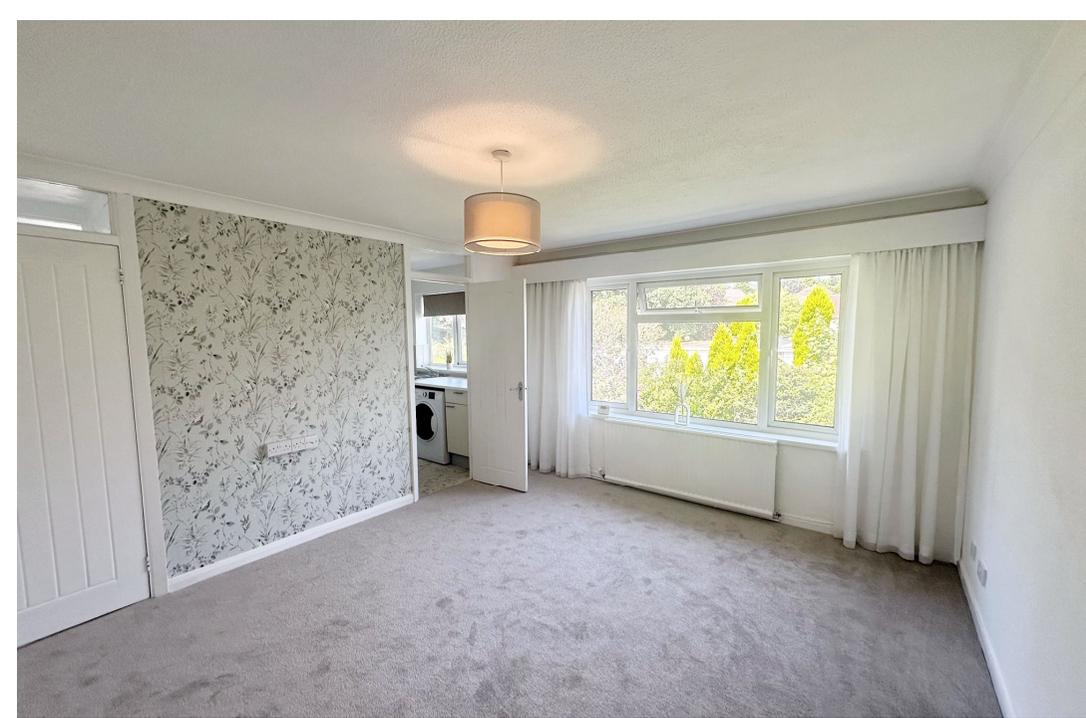
BEDROOM ONE: 9'11" x 14'02" Pvc double glazed window to front with radiator.

BEDROOM TWO: 11'02" x 8'01" Pvc double glazed window to front, built-in storage cupboard and radiator.

BATHROOM: 6'04" x 6'02" Obscured pvc double glazed window to rear, matching suite comprising of a corner shower with glazed sliding doors, low level wc, wash hand basin, tongued walls and tile effect flooring with radiator.

OUTSIDE: Walkway to lawned area which offers a variety of shrubs, bushes and borders.

GARAGE: (please the suitability for your own vehicle) Set to the rear together with communal parking area.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property leasehold having the benefit of approximately 129 years remaining to the Lease (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: B

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Mordaunt Drive, Four Oaks



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE ONLY. IT RELIABLY 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.