ACRES

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



- Two bedrooms
- Master bedroom with fitted wardrobes
- Spacious rear lounge/dining room overlooking gardens
- Fitted breakfast kitchen
- Bathroom and separate wc
- Garage
- Security intercom/door release system
- Delightful, well maintained communal gardens and parking
- Set close to all amenities at Mere Green
- A short distance from Sutton Park





BELWELL LANE, FOUR OAKS, B74 4TR - OFFERS OVER £210,000

A spacious and well presented first floor flat enjoying delightful panoramic views over the development's mature, attractive and beautifully tended communal gardens, complemented by gas central heating and pvc double glazing (both where specified). Set within a highly regarded and particularly convenient development, the property lies within short walking distance of Sutton Park with all its natural beauty, together with Mere Green shopping centre where there is a host of restaurants, cafés and everyday facilities. Four Oaks is also particularly well served by excellent public transport links, including convenient access to the Cross City rail line.

Offering considerable scope and potential for further alteration and personalisation, the property is approached via a communal entrance hall with intercom/door release system and, to fully appreciate the generous proportions and attractive setting on offer, internal viewing is highly recommended. Set to the first floor, there is a welcoming reception hall, spacious lounge/dining room, kitchen with space for a small breakfast table, two bedrooms, the first having fitted wardrobes, together with a bathroom and separate WC provided with a white suite. Externally, there is a garage set to the rear together with communal parking, all within pleasant and well maintained communal grounds.

Set back from the roadway behind communal lawned gardens with various shrubs and bushes, there is outside courtesy lighting, communal parking areas and garaging, access to the accommodation is gained via:

COMMUNAL ENTRANCE HALL: Multi-locking part double glazed door having side intercom/door release system, stairs lead off to a generous first floor landing, further pvc double glazed window to rear.

RECEPTION HALL: Pvc double glazed window to fore, storage/wardrobe recess, radiator.

ATTRACTIVE THROUGH LOUNGE/DINING ROOM: 19' x 12'8" Wide pvc double glazed window to rear with fitted vertical blind, double and single radiators.

BREAKFAST KITCHEN: 16'10" x 7' Pvc double glazed window to fore, one and a half bowl sink unit with mixer tap set into rolled edge work surfaces with tiled splash backs, there is a range of fitted units to both base and wall level including drawers, recesses for cooker, fridge/freezer and washing machine, pantry cupboard housing renewed central heating boiler, space for small breakfast table, radiator.

BEDROOM ONE: 14'9" x 11' max / 9'1" min Pvc double glazed window to rear, radiator, two double built-in wardrobes, two additional double fitted wardrobes with four double storage cupboards over.

BEDROOM TWO: 9'4" x 9'3" Pvc double glazed window to rear, radiator.

BATHROOM: Obscure pvc double glazed window to fore, matching white suite comprising easy access bath with shower over having tiled splash backs and tiled storage/display ledge, wash hand basin, radiator.

SEPARATE WC: Obscure pvc double glazed window to fore, white low flushing wc, wash hand basin.

SINGLE CAR GARAGE: Located in a separate block to the rear of the development having up and over door (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Additionally there is communal parking and gardens, outside tap and lighting, together with clothes drying area.















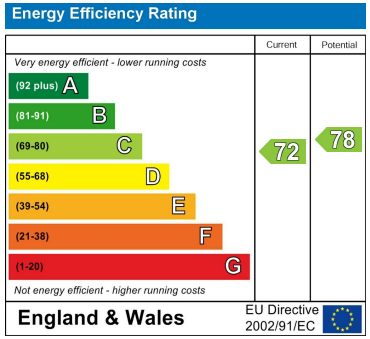
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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

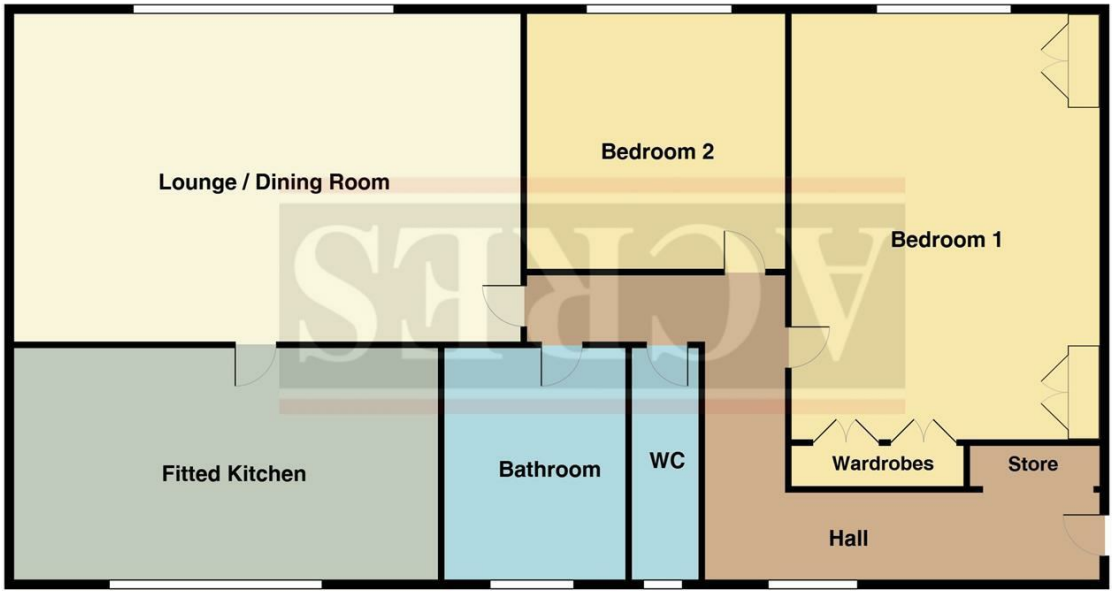
COUNCIL TAX BAND: C COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088





Harborough Court, Belwell Lane, 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 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.