

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Two double bedrooms
- Ground floor apartment
- Attractive spacious lounge diner
- Breakfast kitchen
- Private sun terrace/patio
- Shower room and separate WC
- Garage and communal parking
- Delightful tree lined front aspect
- Sought after, central location



VESEY CLOSE, FOUR OAKS, B74 4QN - OFFERS AROUND £250,000

This spacious ground floor apartment is set in the popular development of Vesey Close which is set off the Walsall Road, ideally placed for both Sutton Park and readily available bus services close by and a range of shopping facilities at "The Crown". The property is also in close proximity to Four Oaks station and a further range of amenities at Mere Green. Complemented by a delightful tree lined aspect, Vesey Close enjoys outstanding and substantial communal gardens, complemented by pvc double glazing (where specified) the property additionally has the security of an intercom door release system. Briefly comprising of: reception hall with storage cupboard, spacious through lounge/dining room with French door opening to a private terrace overlooking picturesque gardens with fitted kitchen and two double bedrooms with the master having built-in wardrobes along with a white shower room and separate w.c. The property also offers a garage which is set in a separate block and generous communal parking. To fully appreciate this property and the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a communal lawned foregarden with mature trees, shrubs, bushes and paved pathway gives access to the property via:-

COMMUNAL ENTRANCE HALL: Door to rear parking area and garages leading to:

RECEPTION HALL: Security entrance system with double built-in storage/cloaks cupboard leading to:

LOUNGE/DINER: 26'02" max, 17'04" min x 13'05" max, 8'10" min Pvc double glazed windows to front and rear with French door to paved terrace, two storage heaters offering adequate space for three piece suite and separate four seating dining room table.

FITTED KITCHEN: 8'11" x 7'11" Pvc double glazed window to rear, single sink and drainer unit inset into roll edge work surfaces with contemporary tiled splashbacks offering a range of matching cupboards fitted to both base and wall and a variety of drawers with eye level integrated oven and grill and four ring hob with extractor canopy over, offering a space for fridge freezer, plumbing for washing machine and tile effect flooring.

BEDROOM ONE: 13'10" x 12'05" Pvc double glazed window to front with three double and three single built-in wardrobes, space for storage/electric heater.

BEDROOM TWO: 9'10" x 8'10" Pvc double glazed window to rear with storage heater and space for double bed and wardrobe.

SHOWER ROOM: 8'11" x 5'09" Obscure pvc double glazed window to rear with double walk-in shower with sliding glazed doors, wash hand basin with vanity unit below, tiled walls with useful storage and wall mounted mirror, ladder effect radiator.

WC: Obscured pvc double glazed window to rear with low level w.c.

OUTSIDE: Paved seating area looking onto communal gardens offers an element of privacy.

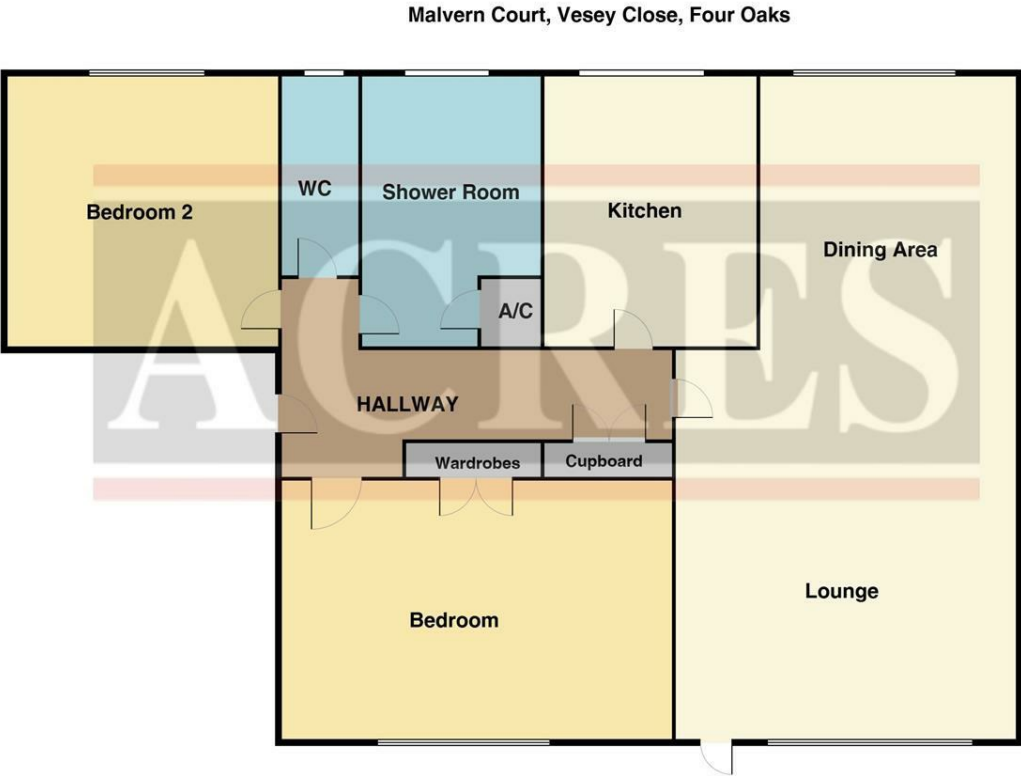
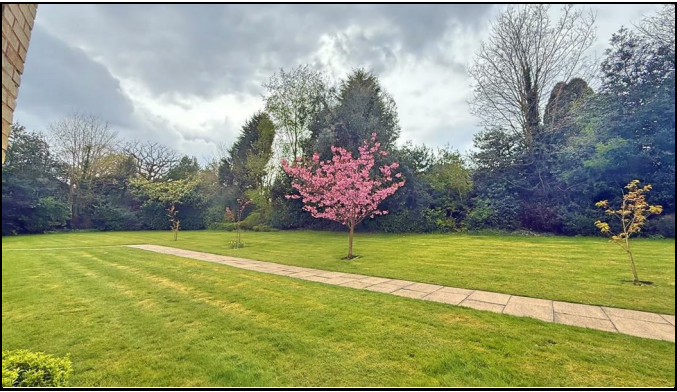
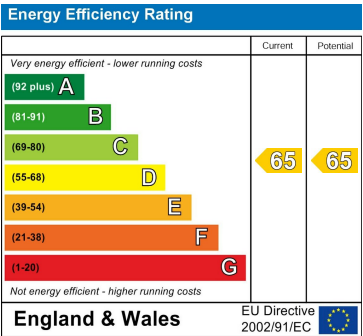
GARAGE: (please check suitability of this garage for your own vehicle)



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 : D

VIEWING: Highly recommended via Acres on 0121 323 3088



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.