

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Two double bedrooms, both with wardrobes
- ◆ Bedroom three/study
- ◆ Substantial, imposing lounge
- ◆ Comprehensively refitted dining kitchen
- ◆ Substantial feature white bathroom with roll top bath
- ◆ Imposing, welcoming reception hall
- ◆ Communal gardens
- ◆ Parking to front and rear
- ◆ Much improved & superbly presented



APARTMENT 2, HALEBROSE MANSIONS, 125 LICHFIELD ROAD, FOUR OAKS B74 2RX
PRICE GUIDE £388,000

This delightful, superbly presented and much improved, exceptionally spacious, first floor, luxury apartment is set in a prime, central, sought after location approximately midway between Mere Green and Sutton Coldfield town centre, both of which offer an array of shops, restaurants and facilities. Set just a short stroll from Four Oaks railway station and Sutton Park, the property is complemented further by its well tended communal gardens and it's imposing façade. Offering gas central heating, the property retains much charm, style and character and is enhanced further by many renewed sash windows. To fully appreciate the property on offer, it's true proportions and exceptional presentation, we highly recommend an internal inspection. Briefly comprising, large reception hall, substantial, imposing lounge with feature fireplace and quarter light windows, comprehensively refitted dining kitchen with central island and integrated appliances, there are two double bedrooms, both having fitted wardrobes, bedroom three/optional study, luxuriously appointed bathroom with roll top bath, communal parking to fore and rear.

Set back from the roadway behind a sweeping, lawned, fore and side garden, having parking area to fore, access is gained to the property via a driveway set off Blackroot Road, where there is a communal parking area. Part glazed door having intercom/door release system opens to:

COMMUNAL ENTRANCE HALL: Having Minton tiled floor and a return stairway having feature leaded light stained glass window to rear. The properties front door opens to:

SUBSTANTIAL RECEPTION HALL: 11'9" x 11'3" Feature oak flooring, double radiator, double doors open to:

IMPOSING SPACIOUS LOUNGE: 24'5" max x 20'0" min x 16'1" Square bay window to front with leaded light stained glass quarter lights above, further window to side, Louis style fireplace with wide, central, open fire grate set on a tiled hearth, single and two double radiators.

COMPREHENSIVELY FITTED DINING KITCHEN: 16'7" x 15'2" Two sash windows to rear, one and a half bowl stainless steel sink unit set into sweeping black granite worksurfaces with matching upstands, there is a comprehensive range of fitted units to both base and wall level including pan draw units with a further central island unit with additional granite worksurfaces and six space breakfast/dining area, integrated dishwasher, elevated stainless steel oven having separate grill having microwave above, side recess with American style fridge freezer, double radiator, feature oak flooring.

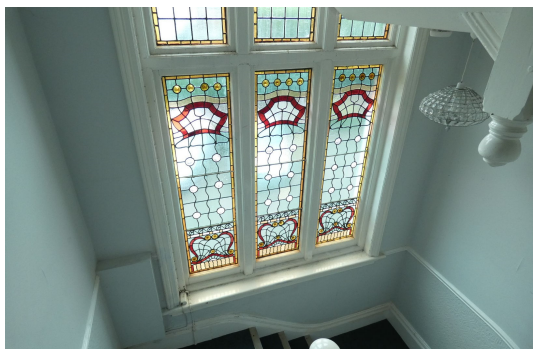
BEDROOM ONE: 15'2" max x 13'4" min x 13'8" Two sash windows to front, double radiator, three double fitted wardrobes to full width.

BEDROOM TWO: 13'6" x 12'9" max x 11'2" min Two sash windows to rear, double radiator, three double fitted wardrobes to full width.

BEDROOM THREE/STUDY: 11'9" x 5'9" Window to front, double radiator.

LUXURIOUSLY APPOINTED FAMILY BATHROOM: 14'0" x 9'8" Obscure sash windows to side and rear, free standing, roll top, claw footed bath with further matching vanity wash hand basin with base unit beneath, low flushing w.c., enclosed separate shower cubicle with glazed splash screens and tiled splashbacks, tiled floor. Laundry area having recess and plumbing for washing machine in turn with storage/linen cupboard above.

OUTSIDE: To the rear elevation there is a multi vehicular parking area providing parking for residents with the option of an allocated parking space or free use communal parking area.



TENURE:

We have been informed by the vendor that the property is sold owning a portion of the freehold and that additionally a renewed 999 year lease has been issued in recent years. (Please note that the details of the tenure should be confirmed by any prospective purchaser’s solicitor.)

COUNCIL TAX BAND:

C

FIXTURES & FITTINGS:

Fitted carpets and other items as per the sales particulars are included within the sale.

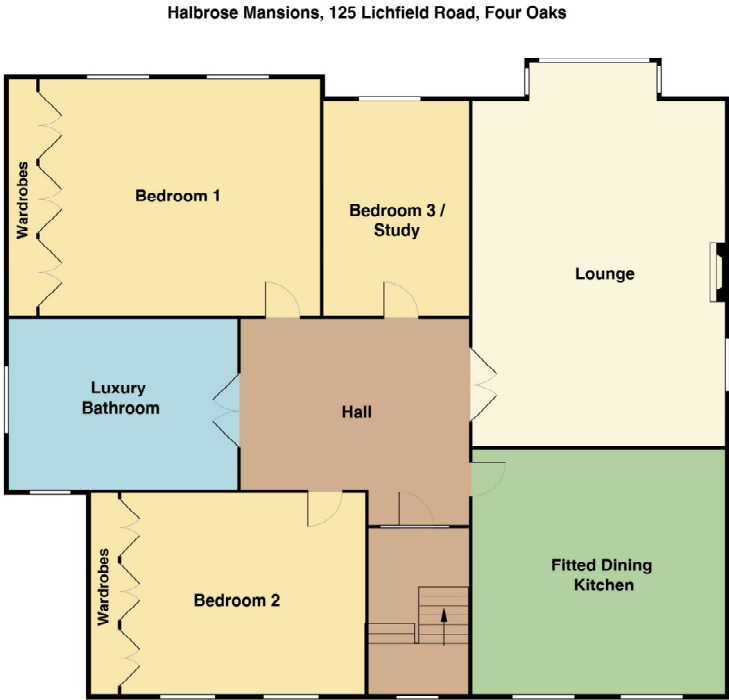
VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Blackroot Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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.