

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- First floor flat
- Two double bedrooms
- Well appointed bathroom
- Spacious lounge with dining area
- Fitted kitchen
- Store/den/office
- Large communal parking area
- Security intercom door release
- No upward chain



WOODFIELD CLOSE, FOUR OAKS, B74 2TU - OFFERS AROUND £184,000

This well presented spacious first floor apartment is set in a central, convenient location, being within close proximity of Four Oaks railway station and local bus links on the Lichfield Road. The development is positioned within a short stroll of Sutton Park and Mere Green shopping centre, having a variety of shops, restaurants and cafes. Complemented by pvc double glazing and gas central heating (both where specified), the property has the added benefit of a security intercom/door release system to the main communal door with additional, rear doorway accessing a private car park and communal gardens. Briefly comprising communal entrance hall, reception hallway, store room/den off, spacious through lounge/dining room, fitted kitchen with appliances, two double bedrooms and a well appointed bathroom. To fully appreciate the property on offer, we highly recommend an internal inspection. A leasehold property set in council tax band B. EPC rating - C.

Set back from the roadway behind lawned communal gardens with pathway leading to main communal door with side intercom door release system for each property, glazed door opens to:

COMMUNAL ENTRANCE HALLWAY:

Stairs off to all floors, rear door from car park where access via a canopy porch leads to the property's main front door opening to:

DEEP RECEPTION HALL: Wood effect flooring, cloaks cupboard, airing cupboard.

WALK-IN STORE/DEN: Space for shelving, storage or desk for home working.

LOUNGE: 27'03" max, 15'03" min x 11'01" max, 8'03" min PVC double glazed windows to front and rear with two radiators, space for three piece suite and dining table.

FITTED KITCHEN: 10'6" x 7'09" Pvc double glazed windows to front with stainless steel sink inset into box edge work surfaces offering a range of matching cupboards fitted to both base and wall, space for cooker with oven, extractor canopy over, plumbing and space for washing machine, space for fridge freezer, useful storage cupboard and wood effect flooring.

BEDROOM ONE 11'11" x 9'09" Pvc double glazed window to front with built-in storage cupboard and radiator.

BEDROOM TWO: 12'02" max, 11'04" min x 10'09" Pvc double glazed windows to front and radiator.

BATHROOM: 6'04" x 5'08" Obscured pvc double glazed windows to front with white suite comprising of bath with overhead shower, glazed screen, wash hand basin with low level w.c., tiled effect flooring and radiator.

OUTSIDE: To the rear elevation there are lawned communal gardens.



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)

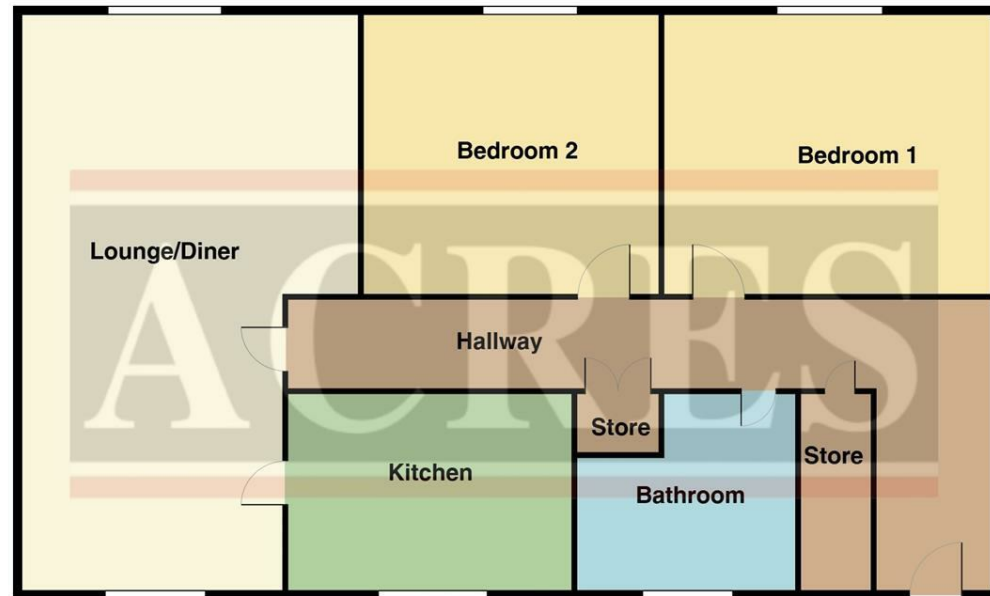
COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive	
	2002/91/EC	



Hazel Court, 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 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.