

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- First floor retirement apartment
- Two bedrooms, both with fitted wardrobes
- Shower/wet room
- Lounge overlooking cricket ground
- Fitted kitchen with appliances
- 24 hour on-site staff
- Emergency pull cord system
- No upward chain
- Lift access
- Communal facilities, gardens & parking



**CLARENCE ROAD, FOUR OAKS, B74 4LL - OFFERS AROUND £125,000**

St Georges Court is a purpose built retirement development comprising of bungalows and apartments situated off the ever popular Clarence Road. The development is therefore ideally, centrally located for local shopping facilities and other amenities, together with regular bus services on Clarence Road, whilst being close to Butlers Lane railway station. Offering sheltered accommodation, having a 24 hour on-site house manager and emergency internal pull cord facilities in each room, the apartment is set in grounds with communal gardens and parking. The apartment block offers facilities for the owners including a large communal reception, house managers office, as well as a communal lounge which offers regular activities, a dining area and conservatory, together with a laundry room and guests suite. Additionally the in house restaurant provides daily meals along with tea and coffee (at an extra payable cost). This first floor apartment offers pleasant views over the communal gardens and rear cricket ground. Having gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises reception hall, attractive, spacious lounge, fitted kitchen with appliances, two double bedrooms, both with built-in wardrobes and a well appointed shower/wet room. To fully appreciate the property on offer, we highly recommend an internal inspection.

**COMMUNAL RECEPTION AREA:** Providing an attractive well laid out meeting area for owners and having the House Managers meeting area off, there is additionally a substantial owners lounge, meeting area, dining room providing hot lunches, conservatory area, laundry and guest wc. There is lift and stairway access to all floors and the property's front door which opens to:

**INNER HALLWAY:** Opening to:

**RECEPTION HALLWAY:** Pvc double glazed window to side, two useful storage cupboards, doors to:

**LOUNGE:** 13'11" x 12'7" Pvc double glazed window to side, overlooking cricket ground to rear, radiator.

**BREAKFAST KITCHEN:** 13'1" x 5'8" Pvc double glazed window to side, stainless steel sink/drainage unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, space for fridge/freezer, space for breakfast table, cooker and washing machine.

**BEDROOM ONE:** 10'8" x 8'6" Pvc double glazed corner window to side and rear, two double built-in wardrobes, radiator.

**BEDROOM TWO:** 13'2" x 7'1" Pvc double glazed windows to side and rear, double built-in wardrobe with sliding doors, radiator.

**SHOWER/WET ROOM:** 6'11" x 6'4" Suite comprising fitted shower/wet area with floor drain, low level wc, wash hand basin, two wall mounted storage cupboards, tiled walls.

**OUTSIDE:** Communal parking areas to the front and side with attractive gardens having seating areas and pathways



**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 BAND:** D    **COUNCIL:** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



St. Georges Court, Clarence Road 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.