

ACRES

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- ◆ Ground floor flat
- ◆ Two bedrooms
- ◆ Bathroom with white suite
- ◆ Spacious lounge/dining room
- ◆ Fitted breakfast kitchen
- ◆ Garage to rear
- ◆ Set in well tended gardens
- ◆ Attractive front aspect
- ◆ Set close to Sutton Park & public transport links



1 HARBOROUGH COURT, 42 BELWELL LANE, FOUR OAKS, B74 4TR - OFFERS AROUND £260,000

This delightful, well presented, ground floor flat is set in a prime, central and sought after location, in the heart of Four Oaks, being just a few hundred metres from Mere Green shopping centre with it's variety of shops, restaurants and amenities, the property is also similarly placed for Sutton Park and excellent public transport links. Complemented by gas central heating and pvc double glazing (both where specified), the property is further enhanced by a security intercom system to the main door and is positioned within well tended, substantial grounds with views accordingly to the front. To fully appreciate the property on offer, it's true proportions and features, we highly recommend an internal inspection.

Set back from the roadway behind a deep lawned fore garden, there are parking facilities to the fore and side, access is gained to the property via steps and a pathway leading to a part double glazed door with side intercom/door release system, in turn opening to large communal entrance hall with pvc double glazed window to rear, the property's front door gives access to:

RECEPTION HALL: Obscure block window to side, radiator, double built-in cloaks cupboard, wood effect flooring.

ATTRACTIVE LOUNGE/DINING ROOM: 19'3" x 12'9" Large pvc double glazed picture window to front, radiator, coal effect electric fire set on a marble hearth having matching recess, timber fire surround, wood effect flooring.

FITTED BREAKFAST KITCHEN: 17' x 7' Pvc double glazed window to rear, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs with double base unit beneath, there is a further range of fitted units to both base and wall level including drawers, elevated electric oven with microwave above, fitted hob, concealed recess for washing machine, space for fridge/freezer, space for breakfast table, radiator, tile effect flooring.

BEDROOM ONE: 14'7" x 10'10" Pvc double glazed window to front, radiator, two double built-in wardrobes.

BEDROOM TWO: 9'4" x 9'2" Pvc double glazed window to front, radiator.

BATHROOM: Two obscure pvc double glazed windows to rear, matching suite comprising bath having shower over with side splash screen and tiled splash backs, wash hand basin, low flushing wc, radiator.

OUTSIDE: To the rear elevation there are further lawned gardens together with shrubs, bushes and trees, tarmac driveway gives access to:

REAR GARAGE BLOCK: Giving access to the property's single garage. **(Please check the suitability of this garage for your own vehicle)**



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property is Leasehold having the benefit of an extended leasehold term, furthermore we understand the residents own the Freehold for the development, of which a proportion will be sold with the property. (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 are included within the sale.

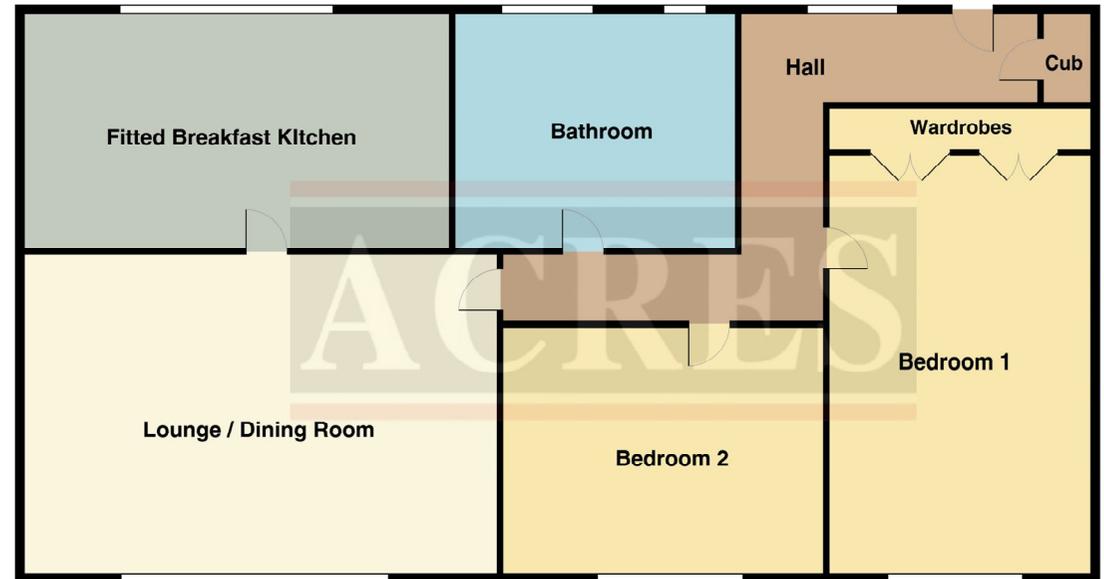
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Belwell Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 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.