

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Two double bedrooms, both with fitted wardrobes
- En-suite shower room
- Jack & Jill style bathroom
- Attractive, spacious lounge
- Balcony
- Fitted kitchen
- Separate dining room
- Garage & parking
- Well presented with open views
- Central, convenient location



**2 WYNDLEY CLOSE, FOUR OAKS, B74 4JD - OFFERS IN THE REGION OF  
£255,000**

Please note : A Leasehold property set in Council Tax Band E.

This well presented, spacious, first floor apartment, is set in a prime, central and convenient location, just a short stroll from Blake Street station and local bus services. Overlooking open countryside, this well proportioned apartment deserves to be viewed at your earliest convenience. Having the security of a main door intercom/door release system, the property is complemented further by gas central heating and pvc double glazing (both where specified) and is sold with the added benefit of a garage in a separate block. Briefly comprising welcoming reception hallway, in turn leading to an attractive lounge with feature fireplace and balcony, separate dining room, fitted kitchen with appliances, two generous bedrooms, both having fitted wardrobes and the master having an en-suite shower room, the second bedroom has the benefit of a Jack & Jill style bathroom.

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Set back from the roadway behind a tarmac driveway, there is visitor parking and a pathway gives access to:

**CANOPY PORCH:**

Having side intercom/door release system, a half double glazed door opens to:

**COMMUNAL ENTRANCE HALLWAY:**

With easy tread stairs leading to first floor landing, tall arched double glazed windows, front door opens to:

**WELCOMING RECEPTION HALLWAY:**

Built-in double and single storage cupboards, radiator, ceiling light point, doors to:

**ATTRACTIVE LOUNGE:**

15'1" x 12'11"

Pvc double glazed patio doors overlooking and accessing the balcony having railings and space for patio furniture with views over open countryside, fireplace with electric fire and hearth, ceiling light point, radiator, door to:

**DINING ROOM:**

19'9" max / 10' x 10'5" Pvc double glazed windows to side, further pvc double glazed door to balcony, ceiling light point, radiator.

**FITTED KITCHEN:**

8'11" x 6'9"

Stainless steel inset sink and drainer having mixer tap above, granite style work tops with mosaic splash backs, there is a range of white wall, base and drawer units with electric integrated oven, matching gas hob above, concealed extractor, space for washing machine, dishwasher and fridge/freezer, tiled flooring, recessed ceiling spot lights.

**BEDROOM ONE:**

20' max / 9'7" min x 14'10" max / 7'9" min Pvc double glazed window to side, radiator, comprehensive range of fitted bedroom furniture comprising double wardrobe with dressing table with drawers and further triple wardrobe, recessed spot lights to ceiling.

**EN-SUITE SHOWER ROOM:**

Walk-in shower, ceramic tiled splash backs, low level wc, vanity wash hand basin with cupboard beneath, ceramic tiled floor, recessed spot lights.

**BEDROOM TWO:**

14'5" max / 8'2" x 12'4" Pvc double glazed window to side, radiator, fitted bedroom furniture in a light beech effect comprising two sets of two double wardrobes, recessed spot lights, access to:

**JACK & JILL BATHROOM:**

Champagne bathroom suite comprising panel bath with electric shower over, pedestal wash hand basins, low level wc, ceramic tiling to splash back areas, tiled flooring, radiator, recessed spot lights to ceiling.

**GARAGE:**

Being located in a separate block to the rear of the property and having up and over door. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:**

There are communal gardens and ample visitor parking spaces.





TENURE: Leasehold


COUNCIL TAX BAND: E

FIXTURES & FITTINGS: Type here.

VIEWING: Highly recommended via Acres on 0121 323 3088

LOCATION: Set off Walsall Road

Wyndley Manor Wyndley Close, Four Oaks

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



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.

