

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Spacious, second floor apartment
- ◆ Two double bedrooms, both offering fitted wardrobes
- ◆ Well appointed shower room and separate w.c.
- ◆ Sizeable lounge/dining room with balcony door
- ◆ Kitchen with built in fridge and freezer
- ◆ Delightful communal halls and gardens
- ◆ Single garage to rear
- ◆ Set in a central, sought after location



***FLAT 6, OUNDLE COURT, VESEY CLOSE, FOUR OAKS B74 4QN - PRICE GUIDE £225,000***

Set within a desirable, prime and central, sought after location, this delightful development offers a two bedroomed, second floor apartment, benefitting from an extended leasehold term. This spacious property offers scope for modernisation and is just a short walk to local shopping amenities at 'The Crown' with readily available bus links being located directly to the front of the development. Further shopping facilities, restaurants and coffee shops are available via a short drive to Mere Green and the property offers access to the Cross City rail line at Four Oaks station. Benefitting from PVC double glazing (where specified), this appealing apartment briefly comprises, well maintained communal entrance, welcoming reception hall, sizeable lounge/dining room with patio door leading on to a private balcony, fitted kitchen with integrated fridge and freezer, two double bedrooms, both having fitted wardrobes and accompanying, matching units, a well appointed shower room and separate w.c. Externally, the property offers beautifully landscaped gardens throughout with central drive providing access to rear parking and garages. To fully appreciate the accommodation on offer and it's vast potential, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac drive, a paved path separates communal gardens and access is gained to the property via a double glazed, communal wooden door with windows to side and side intercom/door release into communal hall, an obscure glazed wooden door leads out to rear, stairs off to first and second floor. Access to the property is via a PVC double glazed, obscured door with window to side into:

**ENTRANCE HALL:** 12'11" x 10'4" max x 3'0" min Obscure glazed doors to kitchen and lounge with window to side, double doors to storage cupboard, further doors to bedrooms, shower room and w.c.

**LOUNGE/DINING ROOM:** 25'10" x 13'10" max x 8'10" min PVC double glazed windows to fore, side and rear, door to fore leading onto balcony, electric coal effect fire with granite hearth, surround and mantel, obscure glazed door with window to side into hall.

**FITTED KITCHEN:** 8'4" x 7'9" PVC double glazed window to rear, matching wall and base units with integrated oven, fridge and freezer, recess for washing machine, roll top worksurfaces with four ring electric hob and extractor canopy over, inset sink/drainage unit, tiled splashbacks and flooring, obscure glazed door to hall.

**BEDROOM ONE:** 13'10" x 12'4" max x 10'4" min (to wardrobes) PVC double glazed window to fore, fitted wardrobes with overhead units, shelving to bedside tables and corner chest of draws with dressing table, recess for bed, door to hall.

**BEDROOM TWO:** 9'11" x 8'11" PVC double glazed window to rear, built-in wardrobes with bedside table and chest of draws, door to hall.

**SHOWER ROOM:** PVC double glazed, obscure window to rear, suite comprising corner shower cubicle and corner wash hand basin, tiled splashbacks, doors to storage and to hall.

**W.C.:** PVC double glazed obscure window to rear, low level w.c., door to hall.

**SINGLE CAR GARAGE:** (please check the suitability of this garage for your own vehicle) Located in a separate block to the rear of the development.

**PARKING:** There are communal parking facilities to both the front and rear of the apartment.

**OUTSIDE:** The property overlooks substantial, mature, well stocked and tended communal gardens.



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**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

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

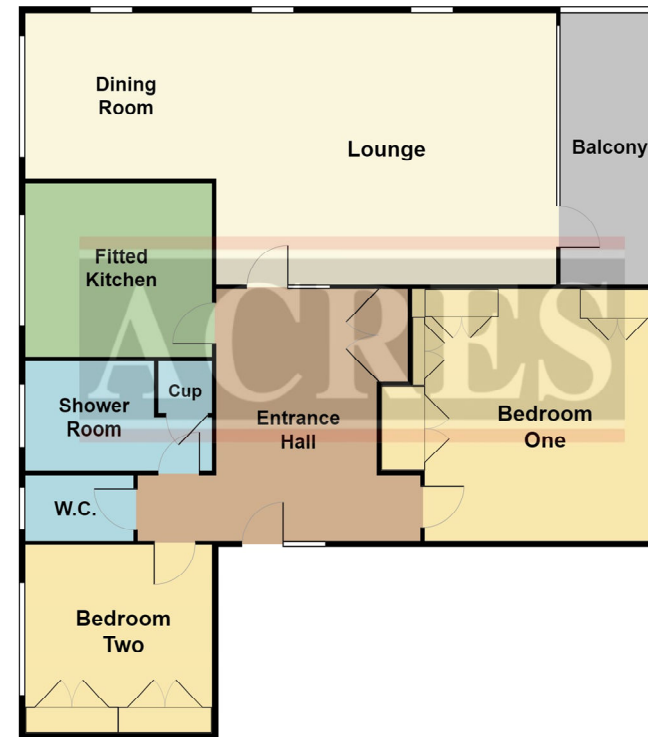
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Walsall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	58   D
39-54	E		
21-38	F		
1-20	G		



Oundle Court, Vesey Close, Sutton Coldfield, B74 4QN



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.