

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Ground floor flat with it's own front door
- ◆ Two double bedrooms
- ◆ White bathroom
- ◆ Spacious 'L'-shaped lounge/dining room
- ◆ Fitted kitchen
- ◆ Communal gardens & parking
- ◆ Communal central heating being included in the annual service charge
- ◆ NO CHAIN



FLAT 1, CAMPION, 7 BADGERS BANK ROAD, FOUR OAKS, B74 4ET - OFFERS AROUND £160,000

Set in a central, convenient location, is within short walking distance of the Cross City rail line at Blake Street station and readily available local bus services. Complemented by pvc double glazing and having a communal central heating system (both where specified), thus meaning the cost is included within the annual service charge for domestic water and the heating. Four Oaks offers well regarded schooling close by, being additionally positioned within few hundred metres of open countryside and the nearby Hill Hook Nature Reserve. Located away from the main Campion building, this ground floor flat has its own front door. The deceptively spacious property briefly comprises deep reception hall, generous 'L'-shaped lounge/dining room, fitted kitchen having integrated hob and oven, there are two double bedrooms and a white bathroom. Externally there are communal gardens and parking areas set to the rear where garages are also located, which we understand are available on a rental basis. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden, the property is entered via a pvc door opening to:

DEEP RECEPTION HALL: Radiator. Airing cupboard. **Deep storage cupboard: 7'6" x 3'9"**

'L'-SHAPED LOUNGE/DINING ROOM: 20'6" max / 11'6" min x 16'8" max / 8'9" min Two pvc double glazed windows to front with further double glazed window to side, double radiator.

FITTED KITCHEN: 8'9" x 7'7" Pvc double glazed window to side, one and a half bowl sink unit having double base unit beneath, there is a further range of fitted units to both base and wall level including drawers, rolled edge work surfaces having tiled splash backs, integrated oven having flush fitting hob above with stainless steel extractor canopy over, recesses for washing machine, dryer, dishwasher and fridge.

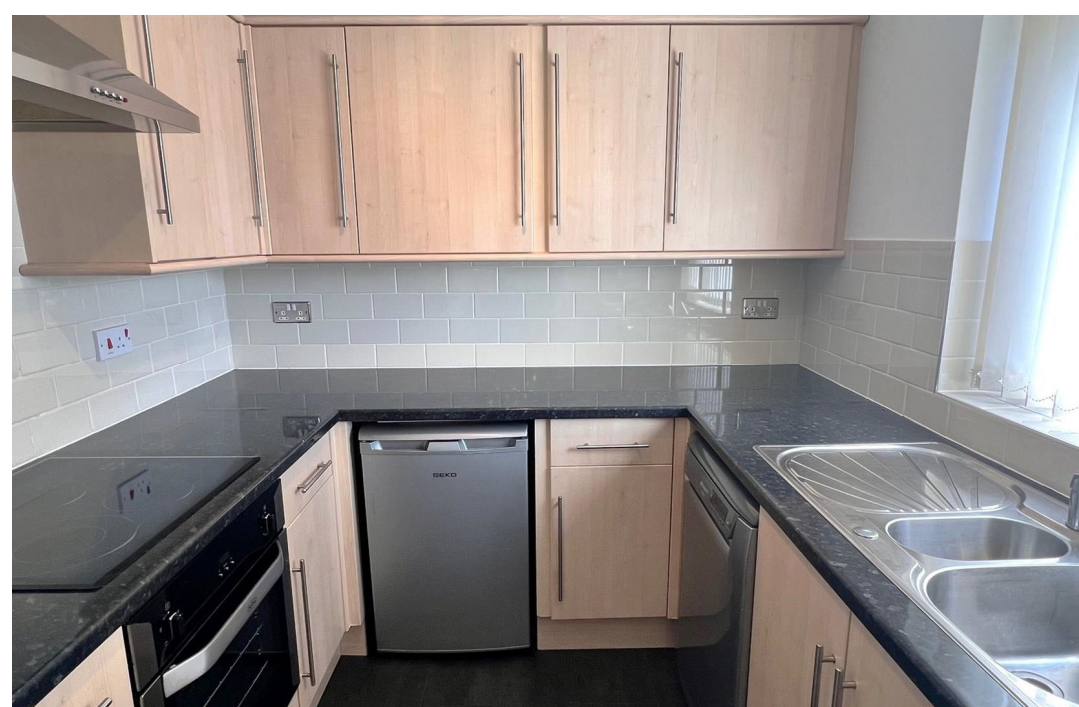
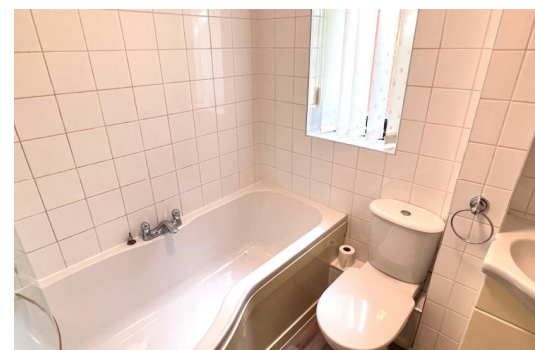
BEDROOM ONE: 13'7" x 9'4" Pvc double glazed window to side, wood laminate flooring.

BEDROOM TWO: 13'6" max / 11'6" min x 8'9" Pvc double glazed window to side, double fitted wardrobe.

BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising 'P'-shaped bath having side shower screen and tiled splash backs, vanity wash hand basin with base unit beneath, low flushing wc, further tiling to walls.

OUTSIDE: Communal lawned gardens set to the side and rear.

COMMUNAL PARKING AREA: Set to the rear of the property.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: E

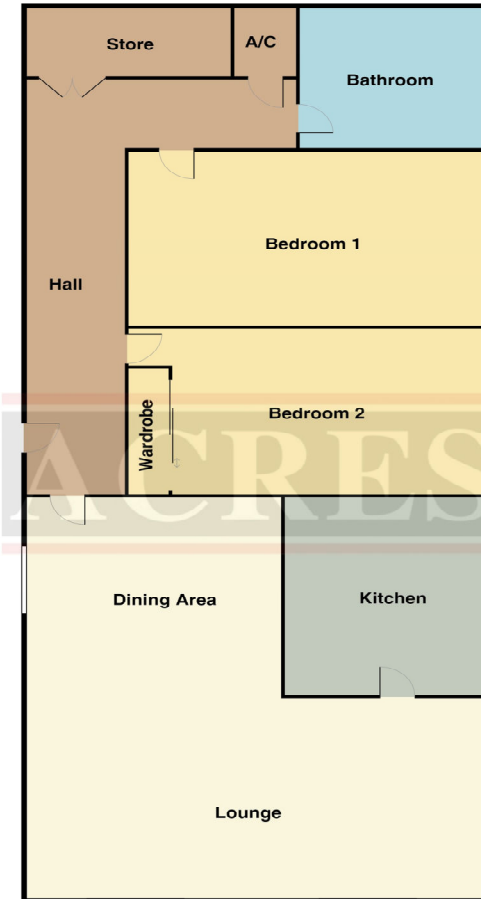
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Bennett Road in turn off Walsall Road/Streetly 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		

Campion, 7 Badgers Bank 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 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.