

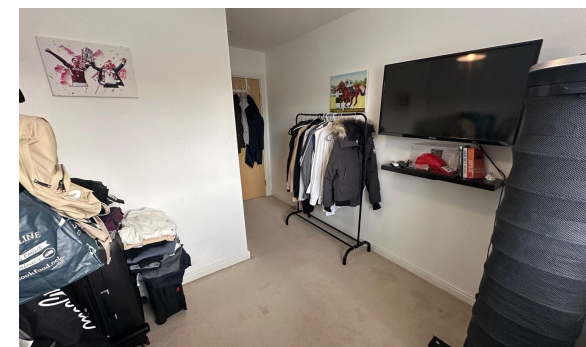
ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Two double bedrooms
- ◆ White en-suite shower room
- ◆ Bathroom with white suite
- ◆ Attractive lounge/dining area
- ◆ Open plan fitted kitchen
- ◆ Two allocated parking spaces
- ◆ Gas central heating
- ◆ Pvc double glazing
- ◆ Central Mere Green location



**APARTMENT 63, LUTRELL COURT, 188D LICHFIELD ROAD, FOUR OAKS, B74 2TX -
OFFERS OVER £200,000**

Set in a central, convenient location close to Mere Green shopping centre where there is a variety of facilities, amenities and restaurants, this well presented, second floor, two bedroomed apartment is also well served by local bus services and the Cross City rail line at Four Oaks station. Having the additional security of an intercom/door release system and being set behind electric gates, the property additionally features pvc double glazing and gas central heating (both where specified). Briefly comprising communal entrance hall, stairs to apartment, reception hall, attractive spacious lounge/dining area, fitted breakfast kitchen with integrated hob and oven, two good sized bedrooms with the master having en-suite shower room and a well appointed bathroom with white suite. The property also has the benefit of two allocated parking spaces. To fully appreciate the property, we highly recommend an internal inspection.

RECEPTION HALL: Three pvc obscure double glazed windows to rear, radiator, storage cupboard.

LOUNGE: 17'3" x 9'4" Pvc double glazed windows to front, radiator, media wall with TV socket.

KITCHEN: 7'2" x 8' Pvc obscure double glazed window to rear, comprising of a range of wall and base units with rolled edge work surfaces, inset gas hob with extractor hood over and oven beneath, fridge/freezer, pull out larder, one and a half bowl stainless steel sink unit, plumbing for washing machine.

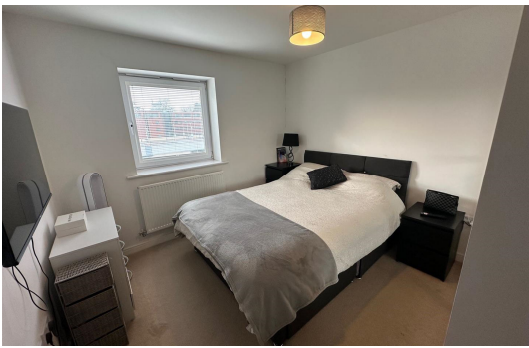
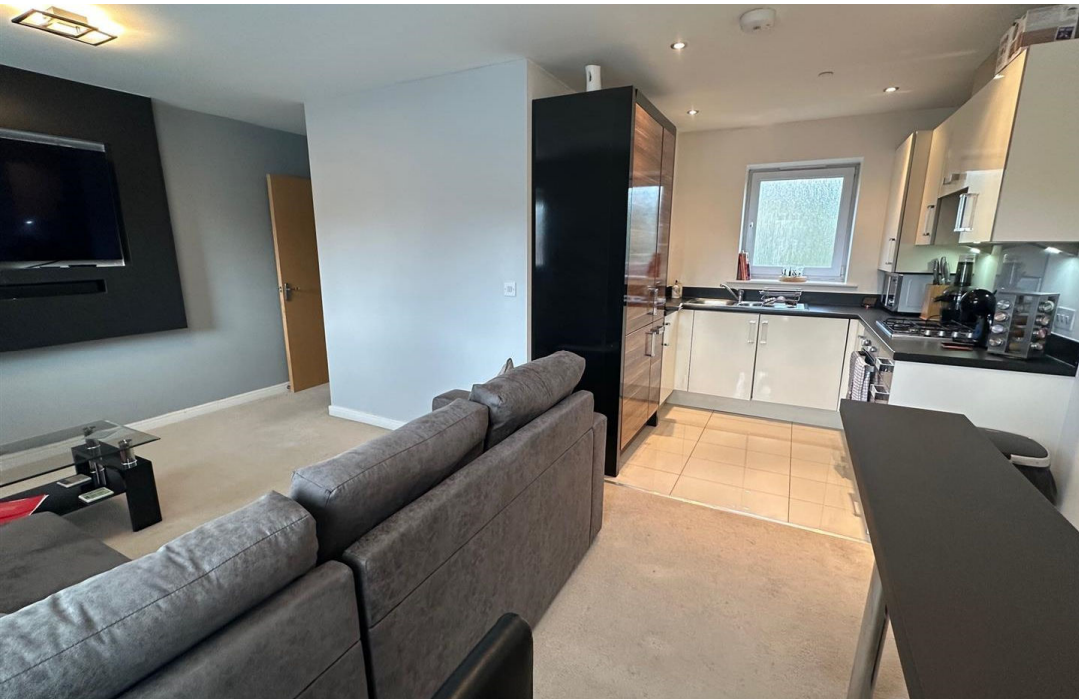
BEDROOM ONE: 12'11" x 10'3" Pvc double glazed window to front, radiator, built-in wardrobes, TV ariel for media wall.

EN-SUITE SHOWER ROOM: Fitted wash hand basin, low flushing wc, shower cubicle with electric shower, chrome ladder style radiator.

BEDROOM TWO: 12'10" x 9' Pvc double glazed window to front, radiator.

BATHROOM: 7' x 5'7" Pvc obscure double glazed window to rear, matching white suite comprising bath with shower over, low flushing wc, wash hand basin, radiator, tiled surround.

OUTSIDE: Two allocated parking spaces.



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

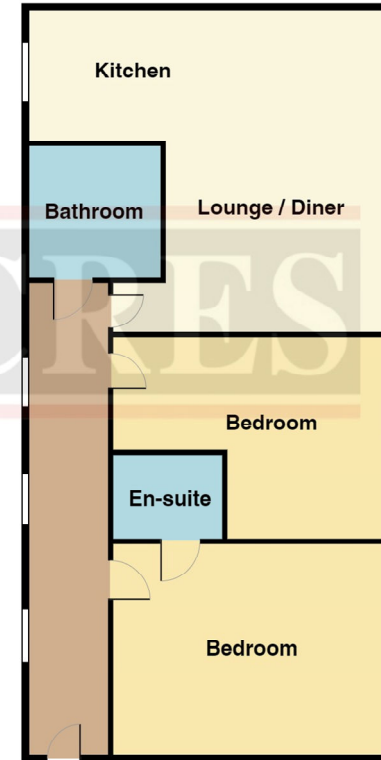
COUNCIL TAX BAND: C

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Lichfield Road, close to Four Oaks station.

Lutrell Court, 188d Lichfield Road, Four Oaks, Sutton Coldfield,



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.