

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Two double bedrooms
- ◆ Well appointed renewed shower room
- ◆ Superb, spacious, open plan lounge to:
- ◆ Open plan comprehensively fitted breakfast kitchen
- ◆ Garage
- ◆ A spacious, duplex first floor maisonette
- ◆ Gas central heating
- ◆ Set in a cul-de-sac adjacent to Sutton Park
- ◆ Offering much improved, contemporary living



24 LINKS VIEW, STREETLY B74 3EP

OFFERS AROUND £185,000

This delightful, well presented and much improved, spacious, duplex styled first and second floor maisonette has undergone significant renovation to provide contemporary, modern living. Complemented by gas central heating and PVC double glazing (both where specified), the property is set in a cul-de-sac, adjacent to Sutton Park and within only a few hundred meters radius of Streetly village where there is a range of facilities including restaurants and shops. Links View is centrally located for the midlands motorway links, together with excellent road links. Briefly comprising, reception hall with stairs to first floor landing, there is a spacious lounge being open plan to the property's comprehensively fitted breakfast kitchen having a range of integrated appliances. To the second floor there are two double bedrooms, the first having a range of fitted wardrobes, together with a well appointed, renewed, white shower room. Additionally the property has a garage set to the rear and communal gardens, all of which, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned foregarden, access is gained to the property via a multi locking having obscure double glazed inset opening to:

RECEPTION HALL: Stairs rise to the first floor landing where there is a built-in store and door opening to:

SPACIOUS OPEN PLAN LOUNGE COMBINING COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 24'2" x 15'2" max x 12'2" min

LOUNGE AREA: PVC double glazed window to front, double radiator.

FITTED BREAKFAST KITCHEN: Two PVC double glazed windows to rear, single bowl sink unit set into sweeping, contemporary slate styled worksurfaces having a range of handleless base units including integrated fridge, freezer, dishwasher and washing machine, there is a stainless steel over, flush fitting hob with extractor canopy over, double radiator, feature breakfast bar with space for four/five stools, wood laminate flooring throughout.

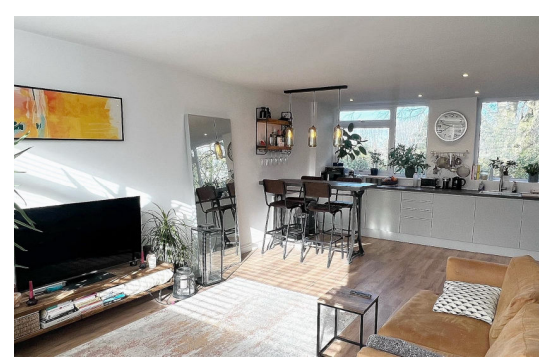
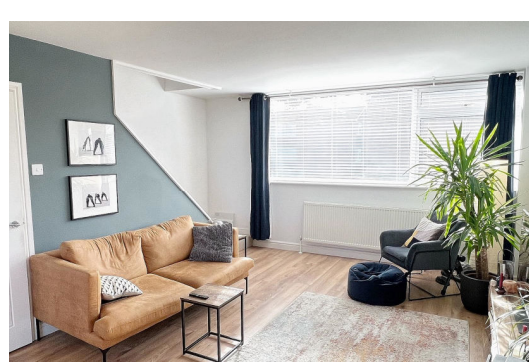
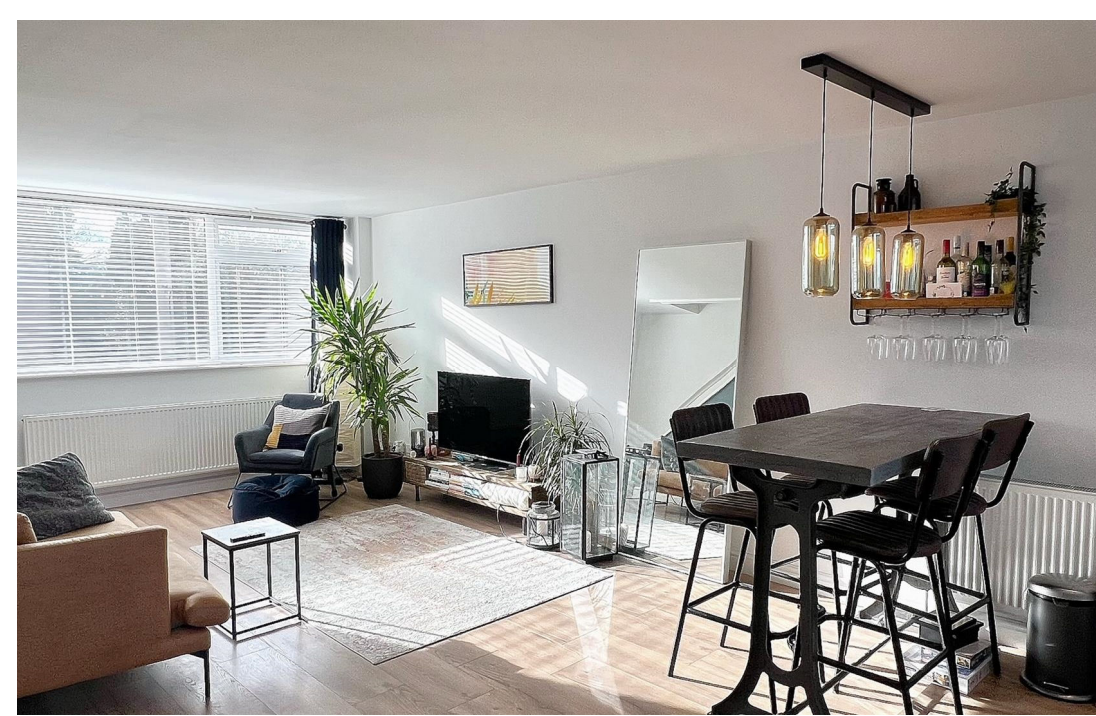
STAIRS TO LANDING: Linen cupboard.

BEDROOM ONE: 12'4" x 10'6" min to wardrobes PVC double glazed window to front, single and two double fitted wardrobes, built-in storage cupboard, radiator, wood laminate flooring.

BEDROOM TWO: 11'2" x 8'9" PVC double glazed window to rear, radiator, wood laminate flooring.

WELL APPOINTED SHOWER ROOM: PVC double glazed obscure window to rear, matching renewed white suite comprising large shower cubicle with glazed splashscreen, wall hung basin having base unit beneath, low flushing w.c., contemporary tiling to walls, ladder style radiator.

SINGLE CAR GARAGE: (please check the suitability of this garage for your own vehicle) Set to the rear of the property being number 24



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property is leasehold having the benefit of a substantial, extended leasehold term remaining (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C

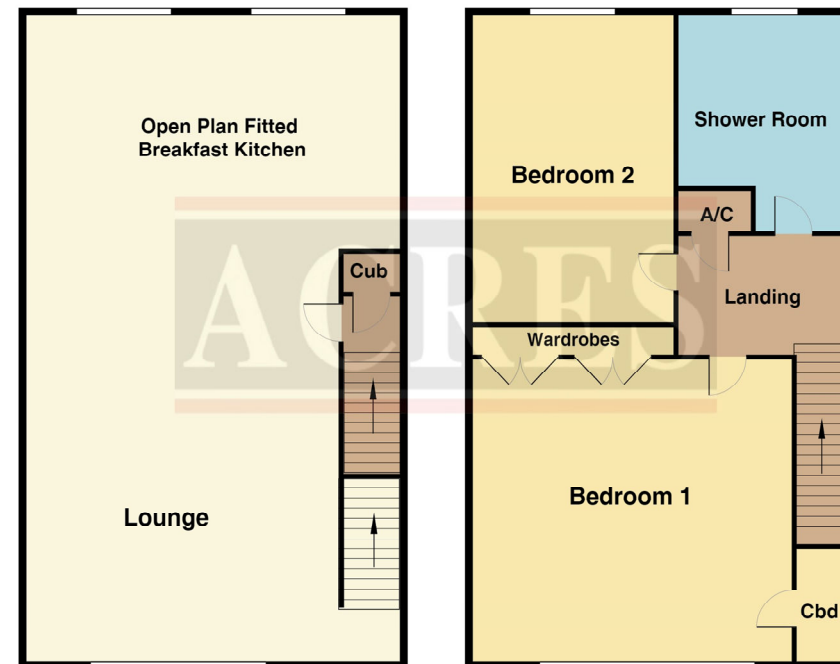
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Thornhill Road



Links View, Streetly



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.