

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Spacious second floor flat
- ◆ Two good sized bedrooms
- ◆ Attractive lounge/dining room
- ◆ Fitted kitchen with integrated appliances
- ◆ Bathroom with contemporary suite
- ◆ Garage & parking
- ◆ Electric gates to driveway
- ◆ Close to amenities & public transport links
- ◆ Extended, substantial, leasehold term



***24 WENTWORTH COURT, 200 LICHFIELD ROAD, FOUR OAKS, B74 2UA - OFFERS AROUND £220,000***

This well presented and improved, spacious, second floor flat is set in a prime location and is within short walking distance of Mere Green shopping centre, which has a variety of amenities, restaurants and facilities. The property is also ideally placed for public transport links having bus services available and easy access to the Cross City rail line. Offering pvc double glazing and electric heating (both where specified), the property also offers a substantial, extended leasehold term. Wentworth Court is situated behind electric remote controlled gates, which access the communal parking area and has a security intercom/door release system for each flat. The accommodation is entered via communal entrance hall, front door into reception hall, fitted kitchen with appliances, spacious lounge/dining room, inner hallway to two good sized bedrooms and a contemporary bathroom. Additionally the property benefits from a single car garage and use of communal gardens. To appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the main Lichfield Road behind electric gated driveway with intercom system, there is a communal parking area to the rear and access is gained to the accommodation via a pvc double glazed door with side intercom/door release system opens to:

**COMMUNAL ENTRANCE HALL:** Having stairs off to all floors, a pvc multi-locking front door opens to:

**WELCOMING RECEPTION HALLWAY:** Cloaks/storage cupboard.

**SPACIOUS LOUNGE/DINING ROOM:** 17'9" x 13'9" Pvc double glazed window to front with triple glazed unit behind, electric wall heater with timer.

**FITTED KITCHEN:** 8'6" x 7'8" Pvc double glazed window to rear, stainless steel single bowl sink/drainage unit with double base unit beneath, there is a range of fitted units to both base and wall level including drawers, concealed fridge and freezer, stainless steel oven having hob above, stainless steel extractor canopy over, complementary rolled edge work surfaces and tiled splash backs, recess for washing machine/dryer, tiled floor.

**INNER HALLWAY:** Storage cupboard.

**BEDROOM ONE:** 13'7" x 10'7" Pvc double glazed window to front, secondary glazed unit beyond, built-in wardrobes, electric wall heater with timer.

**BEDROOM TWO:** 13'9" x 8' Pvc double glazed window to side and rear, built-in wardrobe, electric wall heater with timer.

**BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising bath with shower over, tiled splash backs, wash hand basin with vanity unit, low flushing wc, chrome electric heated towel rail, tiled floor.

**SINGLE CAR GARAGE:** Located in a separate block to the rear having up and over door. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Communal parking and lawned gardens to front having shrubs and hedges.



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

**COUNCIL TAX BAND:** B

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

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

**LOCATION:** Set close to Four Oaks station

**Wentworth Court, Lichfield Road, Four Oaks**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	31 F	
1-20	G		



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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.