

# ACRES

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

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- ◆ Two bedrooms
- ◆ Well appointed bathroom
- ◆ Attractive lounge/dining area
- ◆ Open plan fitted kitchen
- ◆ Communal parking to rear
- ◆ Well presented & much improved
- ◆ Close to amenities & schooling
- ◆ Sought after location



***20 SUTTON COURT, LITTLE SUTTON LANE, FOUR OAKS, B75 6SF - OFFERS AROUND £210,000***

This well presented and spacious, ground floor apartment, is set in a prime, central and sought after location, and is situated mid-way between Sutton Coldfield and Mere Green shopping centres, both offering restaurants and cafes, on the corner of the main Lichfield Road. Just a short stroll from the Cross City rail line at Four Oaks station, the property also has local bus services available. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property and what is on offer, we highly recommend an internal inspection. Briefly comprising reception hall, imposing, spacious lounge with dining area, fitted kitchen with a range of appliances, there are two bedrooms and a well appointed bathroom. The property is set amidst mature, communal gardens and also has a communal parking area to the rear.

**COMMUNAL HALLWAY:** Stairs off, doors to:

**RECEPTION HALLWAY:** Tiled floor, door to:

**LOUNGE AREA:** 15'9" x 11'3" Double glazed window to rear, double doors to hallway, radiator, walk through to:

**OPEN PLAN FITTED KITCHEN:** 14'11" x 7'4" Double glazed window to front, double glazed sliding patio doors to front, there is a range of modern eye and base level units with work surfaces over, one and a half bowl single drainer sink unit, hob with extractor hood over, fitted oven, tiled splash backs, plumbing for appliance, tiled floor, radiator.

**INNER HALLWAY:** Three built-in cupboards, doors off to:

**BEDROOM ONE:** 11'3" x 11' Double glazed window to rear, radiator, built-in cupboard.

**BEDROOM TWO:** 10'1" x 8'11" Double glazed window to front, radiator, built-in cupboard.

**BATHROOM:** Double glazed frosted window to front, matching suite comprising 'P'-shaped bath, pedestal wash hand basin, low flushing wc, tiled walls and floor, radiator.



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**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 Little Sutton Lane/Lichfield Road



Sutton Court, Sutton Coldfield, B75 6SF



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.