

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ First floor flat
- ◆ Two bedrooms
- ◆ Lounge
- ◆ Fitted kitchen
- ◆ Well appointed bathroom
- ◆ Sought after location
- ◆ Close to amenities & schooling
- ◆ Extended leasehold term
- ◆ NO UPWARD CHAIN



37 LITTLE SUTTON ROAD, FOUR OAKS, B75 6QH- OFFERS AROUND £170,000

This well presented, leasehold, two bedroomed flat, is set in a prime, central and convenient location, within a short walking distance of Mere Green shopping centre which offers an array of cafes, restaurants, shops and other amenities. The property is also similarly placed for the Cross City rail line and local bus services, as well as well regarded schooling. Offering pvc double glazing (where specified), the property additionally has the security of an intercom system. Briefly comprising entrance hall, lounge, fitted kitchen, two bedrooms and a well appointed bathroom. To the rear of property there are communal gardens and a single car garage set in a separate block. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind communal lawns, access is gained to the accommodation via a pathway leading to communal entrance having side intercom/door release system into:

COMMUNAL HALLWAY: Stairs off, doors to:

RECEPTION HALL: 14'2" x 2'11" Wooden front door, storage heater, useful storage cupboard.

LOUNGE: 13'8" x 13'7" Pvc double glazed window to rear, storage heater.

FITTED KITCHEN: 7'11" x 6'5" Pvc double glazed window to front, there is a range of fitted units to both base and wall level, stainless steel sink unit set into rolled edge work surfaces, tiled splash backs, integrated oven, four ring hob with extractor canopy over, plumbing for washing machine, space for fridge/freezer, breakfast bar with space for stools.

BEDROOM ONE: 13'8" x 9' Pvc double glazed window to rear, storage heater, wall mounted power points for potential media wall/mounted TV.

BEDROOM TWO: 11'5" x 6'11" Pvc double glazed window to front, storage heater.

BATHROOM: 7'11" x 5'3" Obscure pvc double glazed window to front, matching white suite comprising bath with overhead shower and glazed splash screen, tiling to walls and splash back areas, low flushing wc, sink unit, airing cupboard.

GARAGE: 14'11" x 8'2" Up and over door. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Ample communal parking facilities along with garaging and communal gardens.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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: B

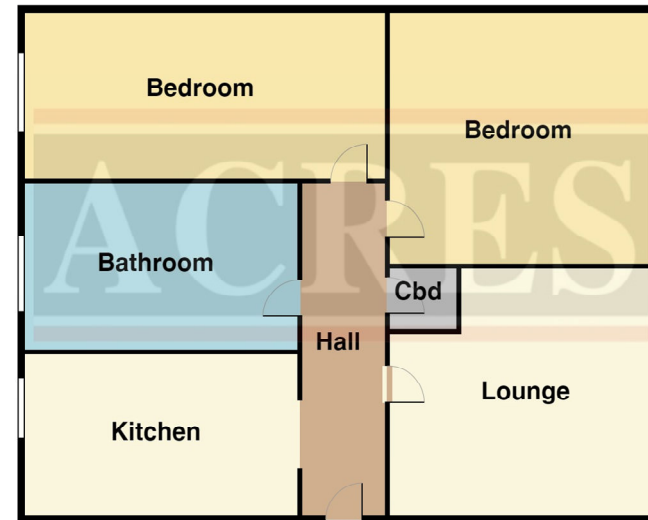
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set on the corner of Little Sutton Road & Grange Lane

Little Sutton Road, Sutton Coldfield, B75 6QH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.