

# ACRES

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- ◆ 2nd Floor apartment
- ◆ Two double bedrooms
- ◆ Attractive bathroom with a white Suite
- ◆ Fitted breakfast kitchen with appliances & breakfast bar
- ◆ Spacious & bright lounge/dining room
- ◆ Ample storage
- ◆ Convenient location
- ◆ NO CHAIN



***FLAT 35 , ETHELRED CLOSE, LICHFIELD ROAD FOUR OAKS, B74 4BX***

***OFFERS AROUND £164,950***

Set in a well-regarded cul-de-sac development off the main Lichfield Road, this spacious, two double bedroom, 2nd floor apartment is positioned within a short stroll of Mere Green shopping centre and is therefore well served by an excellent range of amenities; additionally, the property is also placed within only a few hundred metres of the cross-city rail line, local buses and well-regarded schooling. The apartments are entered via a security intercom door release system. The property is flanked by communal parking areas and lawns, and briefly comprises; deep reception hall with three useful storage cupboards off, there is a pleasant and bright lounge, fitted breakfast kitchen with a breakfast bar area, two double bedrooms a bathroom provided with white suite and separate w/c. This immaculate apartment is suited for first time buyers, downsizers or investors, to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a communal parking area, there is a lawned fore garden and a paved pathway which provides access via:

**RECESSED PORCH:** Glazed door and side intercom system opening to:

**COMMUNAL HALLWAY:** Further door to rear gardens, lighting and stairs off to 2nd floor landing with pvc double glazed windows to front and rear, pvc front door with double glazed insets opens to:

**RECEPTION HALL:** Three storage cupboard, one of which has space for a tumble dryer, all having ample storage space and useful shelving, part wood laminate flooring and carpet, storage heater, doors radiate off to:

**SPACIOUS LOUNGE/DINING ROOM:** 17'3 x 12'1 Pvc double glazed window to rear, feature open wall into kitchen, space for table and chairs, electric storage heater, carpet.

**FITTED BREAKFAST KITCHEN** 11'2 x 6'6 Pvc double glazed window to rear, stainless steel sink and drainer set into marble effect roll top worksurfaces with high gloss grey wall, base and draw units, built in cooker with ceramic black hob above and extractor over, built in dishwasher, space for washing machine and fridge & freezer, useful matching breakfast bar area with space for two stools, laminate flooring, tiled splash backs.

**BEDROOM 1** 13'11 x 10'1 Pvc double glazed window to rear, storage heater, carpet.

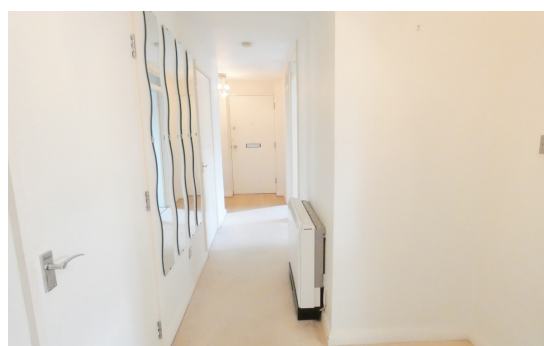
**BEDROOM 2** 14'00 x 7'11 Pvc double glazed window to rear, wood effect laminate floor, wall mounted electric heater.

**BATHROOM:** Bath with shower over with a glazed splash screen, pedestal wash hand basin, feature tiles to wall and floor.

**SEPARATE W/C:** Low level W/C, feature tiles splash backs, tiled floor.

**OUTSIDE:** Generous lawned area to front and rear of the development, pathway leading to communal drying area to the rear of the development with an attractive tree lined aspect.

**COMMUNAL PARKING:** There is ample communal parking areas surrounding the property.



**TENURE:** We have been informed by the vendor that the property is 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 off Lichfield Road



Ethelred Close, Lichfield Road, Four Oaks



PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL IDEA. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF 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.