

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ First floor retirement apartment
- ◆ Double Bedroom
- ◆ White bathroom
- ◆ Attractive lounge
- ◆ Fitted kitchen
- ◆ Communal lounge with kitchen and library
- ◆ Laundry room
- ◆ Well maintained communal gardens
- ◆ Communal parking
- ◆ NO CHAIN



PEGASUS COURT, 155 CHESTER ROAD, STREETLY, B74 3NW

OFFERS AROUND £125,000

This attractive, purpose-built retirement complex, having gated secure driveway and parking, is set on Chester Road within close proximity to local bus links, local shops and amenities. The property has a large communal lounge with library and kitchen facilities, with French doors opening to the well maintained communal gardens with seating areas; there is also the added benefit of a laundry room and lifts giving access to all floors. Having a minimum age restriction of 60, the property is suited to a retired couple or person and has the added security feature of an intercom/door release system to the main entrance door and emergency pull cord system throughout the apartment. Complemented by storage heating and pvc double glazing (both where specified), the apartment briefly comprises reception hallway, double bedroom with wardrobes, bathroom with white suite, attractive lounge and fitted kitchen. To appreciate fully the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind security gates, there is communal parking and access is gained to the property via:

COMMUNAL ENTRANCE HALLWAY: Leading to communal lounge area and laundry room, there is a lift accessing all floors leading to:

FIRST FLOOR LANDING: Having window to side and storage heating. A front door gives access to:

RECEPTION HALL: With convector wall heater, emergency pull cord and intercom, storage cupboard housing boiler and coat hanging facilities.

LOUNGE: 14'10" x 11'4": Pvc double glazed window to rear with semi French door opening to a Juliet balcony; there is a storage heater, fire surround with central electric coal effect fire.

FITTED KITCHEN: 7'7" x 6'5": Pvc double glazed window to rear, single bowl stainless steel sink unit with swan neck mixer tap above and double base unit beneath; there are a range of matching units to both base and wall level including drawers in a cream finish with complementary rolled edge work surfaces, an elevated oven with integrated microwave above, fitted hob with extractor canopy above, integrated fridge/freezer and tiled splash backs.

BEDROOM: 18'6" max/13'8" min x 8'9" plus door recess: Pvc double glazed window to rear, storage heater, built in double wardrobe and an additional walk-in storage cupboard with shelving.

BATHROOM: Having a modern white suite comprising bath, vanity wash hand basin with base unit beneath and mirror over with wall units and down lighters, low flushing wc, separate shower cubicle with glazed splash screens, full height tiled splash backs, heated towel rail, wall heater.

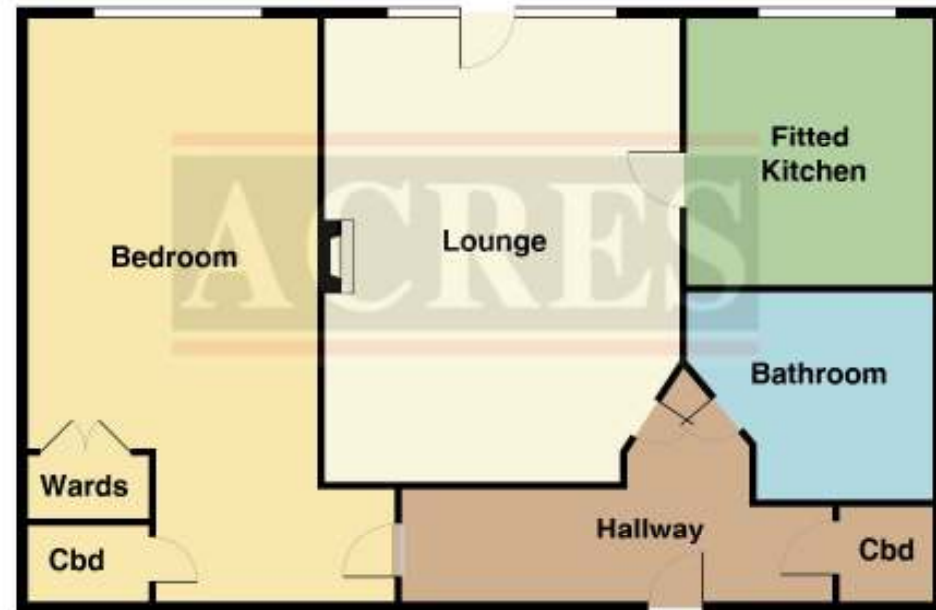
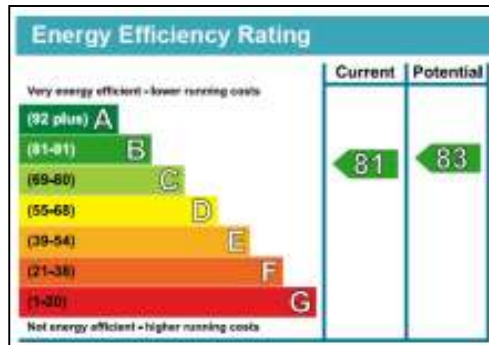
OUTSIDE: There are mature, well maintained communal gardens with shaped lawns, a variety of shrubs and bushes, pathways with lighting, pagoda seating area and having a good degree of privacy.

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:	C.
FIXTURES & FITTINGS:	Fitted carpets are included within the sale.
VIEWING:	Highly recommended via Acres on 0121 323 3088
LOCATION:	Set on the main Chester Road close to the junction with Manor Road.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

Pegasus Court, Chester Road, 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.