

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Ground floor maisonette
- ◆ Extended leasehold term
- ◆ Two bedrooms
- ◆ Renewed white shower room
- ◆ Open plan fitted kitchen to:
- ◆ Attractive lounge
- ◆ Gardens to front and rear
- ◆ Energy Rating: D



ST BLAISE ROAD, FOUR OAKS, B75 5NH

OFFERS AROUND £165,000

This spacious ground floor maisonette offers much improved accommodation which is set in a central, sought after location. Positioned within an approximate one mile radius of Mere Green shopping centre with its variety of facilities and amenities, the property is similarly placed for the cross city rail line at Four Oaks Station and is served by local buses. Complemented by gas central heating and having pvc double glazing (both where specified), to fully appreciate the property on offer which is further enhanced by an extended Leasehold term, we highly recommend an internal inspection. Briefly comprising fore garden, canopy porch, reception hall, open plan lounge to fitted kitchen with appliances, two bedrooms, shower room with white suite and rear garden.

Set back from the roadway behind a lawned fore garden, a side pathway gives access to the property via:

CANOPY PORCH: Having part obscure pvc double glazed door opening to:

RECEPTION HALL: Deep storage cupboard and separate useful linen/storage cupboard, radiator.

OPEN PLAN LOUNGE/FITTED KITCHEN: 20’8” max/14’8” min x 14’1” max/6’9” min:

LOUNGE AREA: Having double glazed patio doors to rear, radiator, wood laminate flooring.

FITTED KITCHEN: Pvc double glazed window to rear, single drainer sink unit set into sweeping work surfaces having tiled splash backs; there are a range of fitted units to both base and wall level including drawers, concealed fridge and washing machine, integrated stainless steel oven with hob above in turn with stainless steel extractor canopy over, wood laminate flooring.

BEDROOM ONE: 14’9” x 10’: Pvc double glazed window to front, radiator.

BEDROOM TWO: 11’3” x 7’: Pvc double glazed window to front, radiator.

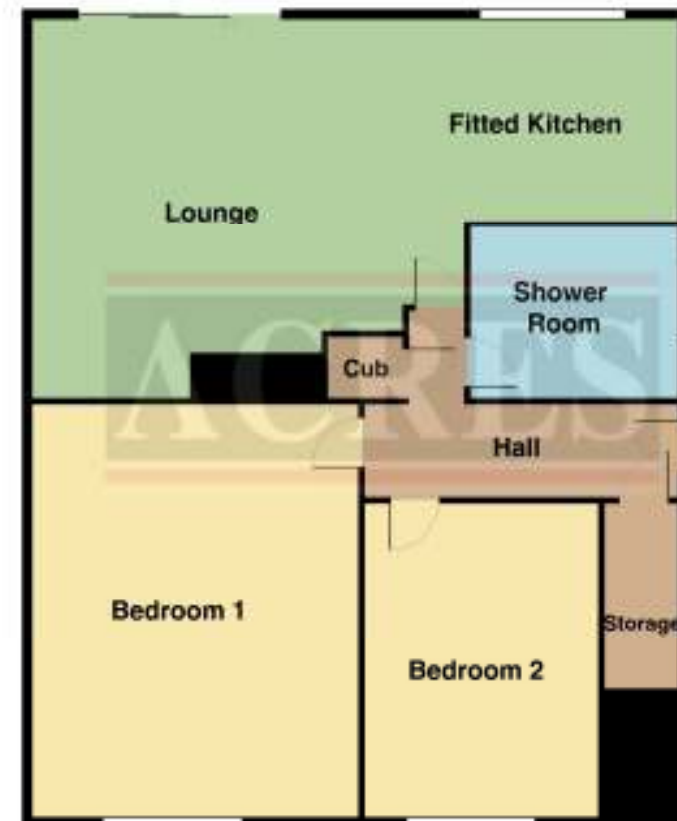
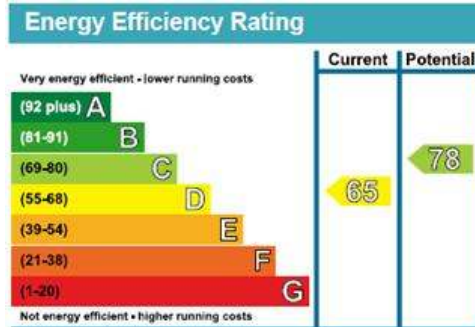
SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle with glazed splash screens, vanity wash hand basin having double and single base units beneath, storage wall unit, wide storage/display ledge, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

OUTSIDE: Rear paved patio area having timber fencing, shrubs and bushes, outside tap.

TENURE:	We have been informed by the vendor that the property is Leasehold having the benefit of an extended Leasehold term. (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:	Recommended via Acres on 0121 323 3088.
LOCATION:	Set off Darnel Hurst Road, in turn off Worcester Lane.



St. Blaise Road, Four Oaks



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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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.

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