

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- ◆ First floor apartment
- ◆ Attractively & individually designed
- ◆ Central Mere Green location
- ◆ Two double bedrooms
- ◆ White bathroom
- ◆ En-suite shower room
- ◆ Open plan lounge/dining room
- ◆ Open plan fitted kitchen
- ◆ Two front balconies
- ◆ Gated driveway/rear parking



***ASTORIA HOUSE, BELWELL DRIVE, FOUR OAKS, B74 4AH***

***OFFERS AROUND £385,000***

This individually designed, spacious, substantial first floor apartment is set in a prime, convenient location just a short stroll from Mere Green shopping centre where there are a wide variety of shops, restaurants and supermarkets; the property is also well served locally by public transport links including both buses and the cross city rail line. Complemented by double glazing and having underfloor heating (both where specified), Astoria House is a gated development of apartments thus providing added security. Thoughtfully designed, the property is entered via a welcoming reception hall with a wide stairway leading to the first floor where there is a landing area leading to the property's most attractive lounge having balcony off, being open plan to the dining room in turn with further balcony off. There is a fitted kitchen, two double bedrooms, the master having a white en-suite shower room and a family bathroom once more provided with a white suite. Having electric gates to a side driveway, there is further parking to the rear. To fully appreciate the accommodation on offer, its true proportions, style and character, we highly recommend an internal inspection.

Having off road parking to the front with communal garden having shrubs and bushes, access is gained to the property via a secure gated side passageway where there is a gate keypad entry system, opening to a pathway having doorway to side opening to:

**RECEPTION HALL:** Double radiator, two tall double glazed windows to side, wide return stairway having inset feature lighting to walls, leads to first floor accommodation.

**LANDING:** Having wooden flooring with underfloor heating, deep storeroom off, opening to:

**OPEN PLAN LOUNGE/DINING ROOM LEADING TO FITTED KITCHEN:**

**LOUNGE AREA: Being approx. 17'6" max/12'6" min x 11' min/23'3" (full width):** Double glazed wooden patio doors open to balcony, wooden flooring with underfloor heating, storage ledge/study area for computer. Open plan to:

**DINING AREA: 11'8" x 11':** Two double glazed windows to front with twin double glazed French doors opening to balconies, wooden flooring with underfloor heating. Being open plan to:

**FITTED KITCHEN: 10' x 8'7" (19'9" combining dining area):** One and a half bowl stainless steel sink unit having double base unit beneath, there are a further range of fitted units to both base and wall level including drawers, concealed dishwasher, granite work surfaces with upstands, high splashback to cooker recess having stainless steel extractor canopy above, recess for washing machine, space for American style fridge freezer, wooden flooring with underfloor heating.

**BEDROOM ONE: 17'1" x 11'6" max/10'4" min:** Double glazed patio doors open to a Juliet style balcony overlooking a tree-lined rear aspect, wooden flooring with underfloor heating.

**EN-SUITE SHOWER ROOM:** White suite comprising vanity wash hand basin with base unit beneath, low flushing wc, large enclosed walk-in shower/wet area with floor drain, having tiling to walls and floor, glazed door, half height tiling to walls, tiled flooring with underfloor heating, chrome ladder style radiator.

**BEDROOM TWO: 12'6" x 9'6":** Double glazed patio doors to rear with Juliet style balcony and tree-lined aspect, wooden flooring with underfloor heating.

**FAMILY BATHROOM:** Matching white suite comprising bath having shower over and side splash screen, vanity wash hand basin with base unit beneath, low flushing wc, tiling to walls and floor with underfloor heating, airing cupboard, twin fitted mirrors.

**OUTSIDE:** Rear garden area with shrubs and bushes together with brick built store.

**REAR PARKING:** Accessed via a shared driveway to the side having electric gates leading to a block paved parking area with Apartment 4 having parking space.



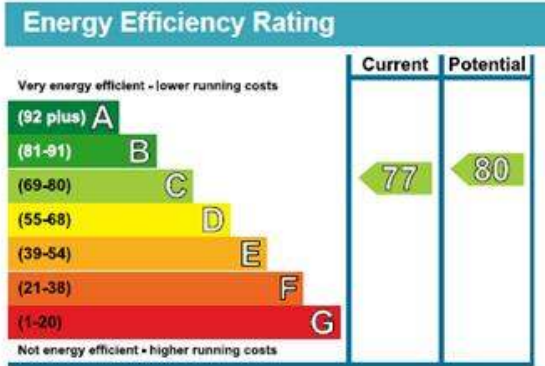
**TENURE:** We have been informed by the vendor that the property has a substantial Leasehold term remaining. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND:** E.

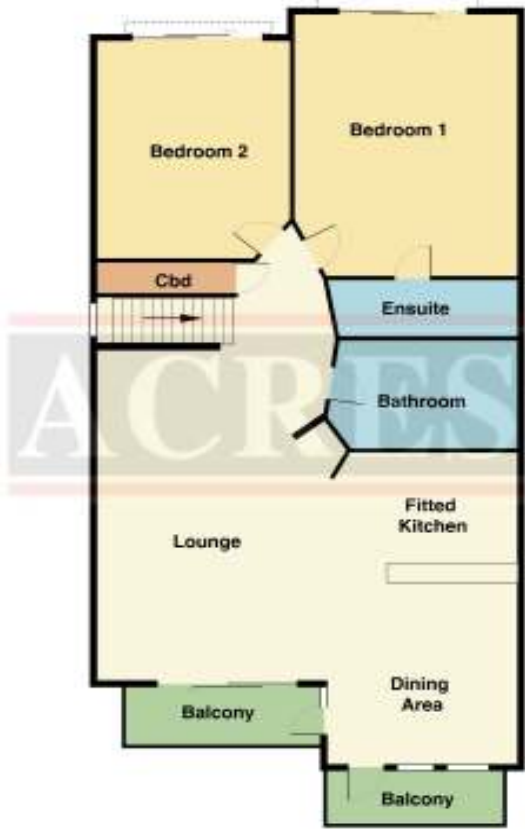
**FIXTURES & FITTINGS:** As per sales particulars.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Belwell Lane.



**Astoria House, Belwell Lane,  
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.



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.

