

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Ground floor apartment
- ◆ One bedroom with wardrobes
- ◆ White bathroom
- ◆ Open plan lounge/fitted kitchen
- ◆ Allocated parking space
- ◆ Communal gardens
- ◆ No upward chain
- ◆ Energy Rating: C



BLUE CEDAR DRIVE, STREETLY, B74 2AE

OFFERS AROUND £114,950

Being positioned within this much sought after and highly regarded residential location within short walking distance of local bus service, the property is also enhanced with well regarded schooling for all ages. Making an ideal first time purchase, the apartment benefits from pvc double glazing and electric storage heaters (both where specified). Having an allocated parking space and communal gardens, the accommodation is entered via a secure entrance door with intercom system, leading to a communal hallway with stairs accessing first and second floors; reception hallway, spacious open plan lounge/fitted kitchen, one bedroom and white bathroom. To appreciate fully the property on offer, we highly recommend an internal inspection.

Being positioned on the ground floor, the apartment is entered via a painted front door in turn leading to:

RECEPTION HALLWAY : With useful cloaks storage cupboard, airing cupboard and telephone entry system, electric storage heating and door leading to:

OPEN PLAN LOUNGE/FITTED KITCHEN:

LOUNGE AREA: 13’9” x 11’2”: Two pvc double glazed windows overlooking front, ceiling light point and electric storage heater. Having open access to:

FITTED KITCHEN: 7’9” x 6’3”: Benefiting from a stainless steel inset sink and drainer with chrome mixer tap above, electric oven with hob and stainless steel extractor canopy over; there are a range of wood effect wall, base and drawer units complemented by chrome bar style handles, having co-ordinated work tops and ceramic tiled splash backs. Having space for fridge freezer and space and plumbing for washing machine, ceiling light point.

BEDROOM ONE: 10’1” x 9’3”: Two pvc double glazed windows overlooking front, ceiling light point and electric storage heater; benefiting from triple built in wardrobes with hanging rails.

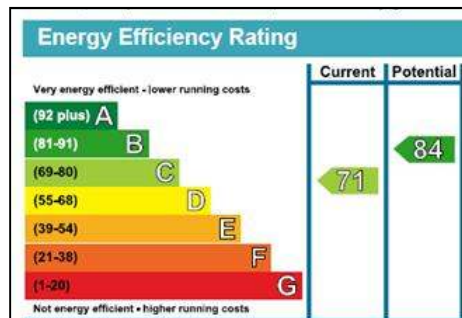
BATHROOM: A white suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc, ceramic tiling to splash back areas.

OUTSIDE: There are communal gardens and allocated parking space.

TENURE:	We have been informed by the vendor that the property is Leasehold with approximately 112 years remaining. (Please note that the details of the tenure should be confirmed by any prospective purchaser’s solicitor.)
COUNCIL TAX BAND:	B.
FIXTURES & FITTINGS:	As per sales particulars
VIEWING:	Recommended via Acres on 0121 323 3088.
LOCATION:	Set off Aldridge Road.



Blue Cedar Drive, 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.