

ACRES

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- ♦ Retirement apartment
- ♦ Double bedroom with fitted wardrobes
- ♦ Bedroom 2/dining room
- ♦ Attractive lounge
- ♦ Refitted kitchen with appliances
- ♦ Well appointed white shower room
- ♦ Tree-lined rear aspect
- ♦ Communal gardens & parking
- ♦ NO UPWARD CHAIN



BYRON COURT, 536 LICHFIELD ROAD, FOUR OAKS, B74 4EH

PURCHASE PRICE £145,000

This well presented and much improved, spacious first floor retirement apartment is set in a delightful small residential development close to public transport links including both local buses and the Cross City rail line. Offering gas central heating and pvc double glazing (both where specified), the development is enhanced further by having an on-site House Manager’s office (working days vary) and has the peace of mind of emergency pull cord call facilities specifically designed with ease of living for the older purchaser. The property offers well presented, improved accommodation which is entered via a reception hall having stairs off to first floor landing; there is an attractive rear lounge overlooking the rear gardens and a refitted kitchen with integrated appliances. There is the option of two bedrooms, the first having a range of fitted wardrobes and the second having the potential to be utilised as a dining room if preferred, together with a renewed white shower room. The development has communal gardens and communal parking. All of which to fully appreciate we highly recommend an internal inspection.

Access is gained to the accommodation via lawned communal gardens having shrubs and bushes, a pathway leads to:

RECESSED PORCH: Wooden stained front door with obscure glazed inset opens to:

RECEPTION HALL: Pvc double glazed window to front, wide staircase leads to:

FIRST FLOOR LANDING: Access via a retractable ladder to insulated loft.

LOUNGE/DINING ROOM: 15’ x 10’10”: Pvc double glazed window to rear, radiator, marble styled hearth and recess with fire surround and central electric coal effect fire.

FITTED KITCHEN: 10’9” max/9’ min x 8’10”: Pvc double glazed window to rear, single drainer sink unit set into rolled edge work surfaces having tiled splash backs and concealed down lighters over; there are a range of fitted units to both base and wall level including drawers, concealed fridge and freezer, concealed recess with space and plumbing for washing machine/ tumble dryer over, stainless steel electric oven having matching gas hob with concealed extractor canopy over, tiled flooring with floor heater.

BEDROOM ONE: 14’6” x 10’ max/8’ min: Pvc double glazed window to front, radiator, built in storage cupboard, three double fitted wardrobes, fitted drawer unit together with dressing table.

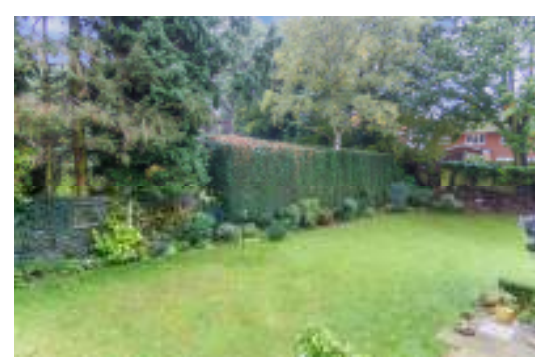
BEDROOM TWO/DINING ROOM: 9’10” x 7’8”: Pvc double glazed window to front, radiator, built in storage cupboard.

SHOWER ROOM: Well appointed white suite comprising enclosed shower cubicle with glazed splash screens and tiled splash backs, wall hung wash hand basin, low flushing wc, further tiling to walls and floor, chrome ladder style radiator, linen/airing cupboard.

COMMUNAL GARDENS: There are communal lawned gardens to front and rear having shrubs and bushes.

COMMUNAL PARKING SPACE: There are multiple communal parking spaces to the front/side of the development.

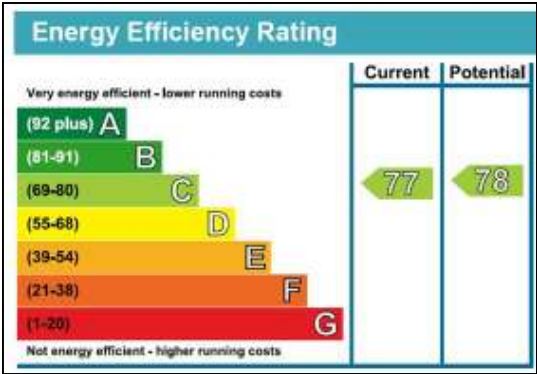
TENURE:	We have been informed by the vendor that the property is Leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser’s solicitor.)
COUNCIL TAX BAND:	B.
FIXTURES & FITTINGS:	Fitted carpets are included within the sale.
VIEWING:	Highly recommended via Acres on 0121 323 3088.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Byron Court, 536 Lichfield 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.