

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Spacious maisonette style flat
- ◆ Two bedrooms
- ◆ Renewed white bathroom
- ◆ Renewed separate wc
- ◆ Spacious L shaped lounge/dining room
- ◆ Modern kitchen
- ◆ Laundry/store room
- ◆ Communal parking & gardens
- ◆ Communal central heating
- ◆ Main intercom/door release
- ◆ Energy Rating: C



TANSY, 20 BADGERS BANK ROAD, FOUR OAKS, B74 4EW

OFFERS AROUND £157,500 — NO CHAIN

This spacious, well presented and improved Duplex/maisonette styled apartment is set in a central, convenient location within short walking distance of Blake Street Station thus the Cross City rail line and is also well served by local buses. The Badgers Bank development features communal central heating (where specified) and the property has pvc double glazing and the security of an intercom/door release system. The spacious accommodation is entered via welcoming reception halls and offers an attractive L shaped rear lounge/dining room overlooking a tree-lined aspect; there is a modern kitchen together with laundry/store room, two bedrooms, a renewed well appointed white bathroom and separate wc. The development has communal parking areas together with gardens and there are garages which I understand are available to rent via separate availability/negotiation. To appreciate fully the property on offer together with its true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a communal parking area, there are lawned gardens to fore with shrubs, bushes and trees; a pathway gives access to the property via a glazed door having side intercom/door release system opening to:

COMMUNAL ENTRANCE HALL: Stairs off to first and second floor landings with further windows to front, door opening to inner hallway leading to the property's front door.

RECEPTION HALL: Airing cupboard, stairs off.

ATTRACTIVE L SHAPED LOUNGE/DINING ROOM: 17'5" max/7'9" min x 16'8" max/10' min: Wide pvc double glazed windows overlook a tree-lined/shrub aspect to rear having wide storage/display ledge, radiator.

FITTED KITCHEN: 9'7" x 6'7": One and a half bowl stainless steel sink unit set into renewed feature timber styled work surfaces having tiled splash backs; there are a range of fitted units to both base and wall level, stainless steel integrated oven having hob above in turn with stainless steel extractor canopy over, fridge freezer, radiator.

LAUNDRY/STORE ROOM: 6'10" x 5'9" max/2'9" min: Recess with plumbing for washing machine, storage shelving, access to loft.

RETURN STAIRS TO LOWER FLOOR: Having landing area with radiator, deep storage/cloaks cupboard, additional storage recess, door to main hallway.

BEDROOM ONE: 14'10" x 8'6": Pvc double glazed window to rear.

BEDROOM TWO: 14'10" x 8': Pvc double glazed window to rear.

BATHROOM: Matching well appointed white suite comprising P shaped bath having glazed splash screen, fitted shower, feature contemporary tiling to walls and floor, wall hung wash hand basin, chrome ladder style radiator.

SEPARATE WC: Low flushing white wc, matching tiling to walls and floor.

OUTSIDE: Communal parking areas set to the front of the property; additionally we understand from the vendor there are garages available to rent however availability and cost should be sought by any prospective purchaser if interested.



- TENURE:

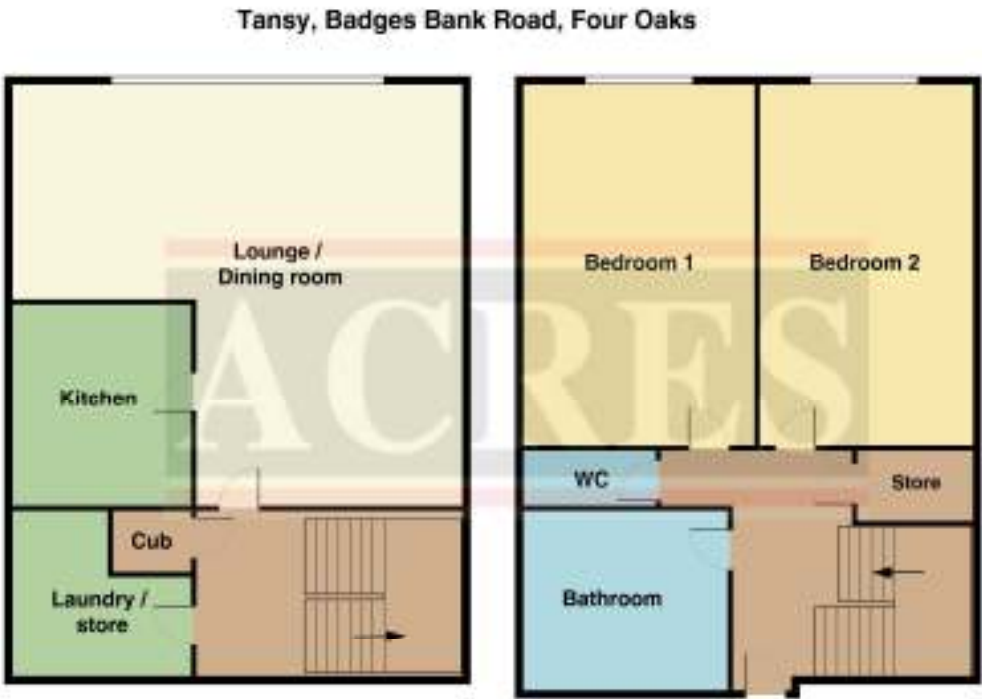
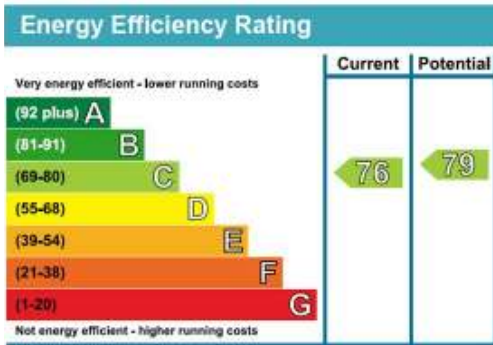
We have been informed by the vendor that the property is Leasehold having a substantial Leasehold term remaining. (Please note that the details of the tenure should be confirmed by any prospective purchaser’s solicitor.)
- COUNCIL TAX BAND:

B.
- FIXTURES & FITTINGS:

Fitted carpets are included within the sale.
- VIEWING:

Highly recommended via Acres on 0121 323 3088.
- LOCATION:

Set off Hill Hook Road.



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.