

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Ground floor ex-show apartment
- ◆ Two good sized bedrooms
- ◆ Master having en-suite shower room
- ◆ Spacious lounge/dining room
- ◆ Open plan fitted kitchen
- ◆ Well appointed white bathroom
- ◆ Allocated parking
- ◆ Security bollards and intercom door release system
- ◆ Prime, central location



***LADYWOOD COURT, 188A LICHFIELD ROAD, FOUR OAKS, B74 2TX***

***OFFERS AROUND £200,000***

This well presented, spacious apartment is set in a highly central, convenient location being within a short stroll of Mere Green shopping centre where there are a variety of facilities, amenities and restaurants; the property is also well served by local buses and the Cross City rail line at Four Oaks Station. Having the security of an intercom/door release system and being set behind security bollards, the property additionally features pvc double glazing and gas central heating (both where specified). Briefly comprising communal entrance leading to the ground floor apartment where the property's front door opens to reception hall, there is an attractive spacious lounge/dining room, fitted kitchen with integrated hob and oven, two good sized bedrooms, master having en-suite shower room, and a well appointed bathroom with white suite. This ex-show home apartment also benefits from a sound system that plays through to the lounge and master bedroom. The property has an allocated parking space. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind security bollards and having an intercom/door release system, Ladywood Court is the first block of apartments and access is gained to the property via a timber door leading to:

**LARGE COMMUNAL ENTRANCE HALL:** Having mail boxes. A further communal entrance hall leads to Apartment No. 1 which is accessed via a timber door opening to:

**RECEPTION HALLWAY:** Having feature ceiling with spotlights, radiator, modern floor tiling, double storage cupboard housing the sound system that plays into the lounge and the master bedroom.

**SPACIOUS LOUNGE/DINING ROOM:** 17'9" x 9'7" plus door recess: Two pvc double glazed windows to front, two display cupboards, double wall cupboard, radiator, space for dining table and being open plan leading to:

**KITCHEN AREA:** 8' x 7'1": Having a range of wall, base and drawer units with complementary rolled edge work surfaces and tiled splash backs, built in oven with gas hob above having glass tiled splash back and extractor canopy over, integrated fridge freezer and washing machine, one and a half bowl stainless steel sink unit with drainer and mixer tap, wine fridge, floor tiling.

**BEDROOM ONE:** 12'3" max/10'3" min x 10'3": Pvc double glazed window to front with radiator beneath, built in double wardrobe with mirrored sliding doors, door to:

**EN-SUITE SHOWER ROOM:** Being fitted with a white suite comprising shower cubicle with hand held shower and sliding shower doors, pedestal wash hand basin, low level wc, extractor fan, chrome ladder style radiator, contemporary modern floor and wall tiling.

**BEDROOM TWO:** 13' max/7'10" min x 8'7": Pvc double glazed window to front with radiator beneath.

**WELL APPOINTED BATHROOM:** Being fitted with a white suite comprising panelled bath with shower above and shower screen, pedestal wash hand basin, low level wc, radiator, contemporary modern wall and floor tiling.

**OUTSIDE:** There is allocated parking for one car.





- TENURE:

We have been informed by the vendors that the property is Leasehold with approximately 90 years remaining on the Lesse. (Please note that the details of the tenure should be confirmed by any prospective purchaser’s solicitor.)
- COUNCIL TAX BAND:

C.
- FIXTURES & FITTINGS:

Fitted carpets are included within the sale.
- VIEWING:

Highly recommended via Acres on 0121 323 3088.



Ladywood Court, 188a Lichfield 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.