

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Delightful first floor retirement apartment
- ◆ Warden controlled with emergency call facilities
- ◆ Attractive lounge overlooking gardens
- ◆ Fitted kitchen with appliances
- ◆ Double bedroom with built-in wardrobes
- ◆ White shower room
- ◆ Communal lounge and garden sitting area
- ◆ Communal laundry room with washing machines/dryers
- ◆ Delightful mature communal gardens
- ◆ Central convenient location
- ◆ NO CHAIN



JEROME COURT, LANGHAM GREEN, STREETLY, B74 3PS

OFFERS AROUND £99,950

This well presented retirement apartment, is set in a delightful, centrally located development upon the first floor, being accessed via both lift and stairway. Positioned just a short stroll from local shops on Blackwood Road, Jerome Court is located in the ever popular Streetly area and has a local bus service available. Designed with the older client in mind, the property has a minimum age of 55 years and enjoys communal facilities including a generous meeting lounge with kitchen area off, sun room overlooking the mature landscaped gardens and has communal refuse and laundry facilities. Complemented by double glazing and having storage heating (both where specified) the apartment is entered via a reception hall, attractive lounge/dining room with elevated aspect over gardens, fitted kitchen with integrated appliances, double bedroom with built-in wardrobes and white shower room. For added security the apartment also has an intercom/call system connecting to the house manager. To fully appreciate the accommodation on offer we highly recommend an internal inspection.

Set back from the roadway behind a communal fore garden and driveway, a pathway gives access to the property via double glazed double doors opening to:

SPACIOUS COMMUNAL RECEPTION AREA: Leading to:

COMMUNAL LOUNGE/DINING ROOM: 26' x 23'9" Having a large sitting area with tables and chairs in turn having kitchen off, together with rear communal sun lounge with double glazed windows and doors overlooking the patio area.

LIFT ACCESS AND STAIRS TO FIRST FLOOR LANDING: Double glazed windows, storage heaters and the property's own front door into:

RECEPTION HALL: Storage heater, walk-in storage/linen cupboard having shelving and storage area.

ATTRACTIVE REAR LOUNGE: 16'9" x 10'6" Double glazed window to rear overlooking tree lined aspect and gardens, electric coal effect fire set on a tiled hearth with fire surround, storage heater.

FITTED KITCHEN: 7'6" x 5'10" Single drainer sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated fridge, freezer, elevated electric oven having hob set to side in turn with extractor canopy over.

BEDROOM ONE: 10'9" x 10'2" Double glazed window to rear, storage heater, two double built-in wardrobes.

SHOWER ROOM: Matching white suite comprising large shower cubicle with glazed splash screens and tiled splash backs, wash hand basin, low flushing wc, half height tiling to walls, heated towel rail.

VISITORS/GUESTS SUITE:

COMMUNAL LAUNDRY AREA: Double glazed window to side. Washing machine's together with dryer's, drying area and ironing board.

COMMUNAL GARDENS: Set to the rear of the property having patio area with well maintained and stocked gardens, having lawn, shrubs, bushes and flower beds.



TENURE: We have been informed by the vendor that the property is Leasehold. We understand there is a service charge including maintenance to communal areas and the provision of a house manager/warden etc. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: C

FIXTURES & FITTINGS: Carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Langham Green, in turn off Egerton Road.



Jerome Court Langham Green, 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.

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.