ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk

- Exceptional apartment in a prestigious development with lift access
- Three good sized bedrooms
- En-suite shower room plus a family bathroom
- Open plan lounge/diner
- Large breakfast kitchen with utility room
- Balcony with treelined aspect & garden views
- Gated development & secure underground parking with storage
- No upward chain
- Gas central heating & PVC double glazing
- Close to Four Oaks Station & Mere Green

FOUR OAKS ROAD, FOUR OAKS, B74 2UP - OFFERS AROUND £650,000

Offered with no upward chain, this exceptional apartment is located within the highly sought after Knights House development on Four Oaks Road, set discreetly behind electronic secure gates operated via fob or code. The apartment offers an impressive sense of space and quality throughout, beginning with a grand entrance hallway that immediately sets the tone for the accommodation beyond, having stairs and lift access to all floors. Internally, the property combines elegant design with practical living, featuring a generous open-plan lounge/diner, a large breakfast kitchen with separate utility room, and three well proportioned bedrooms including an en-suite and family bathroom. Enjoying a balcony with attractive treelined aspect and garden views, the apartment further benefits from secure underground parking, an individual storage cupboard, gas central heating, and PVC double glazing, all within close proximity to Four Oaks train station and the shops, cafés and amenities of Mere Green—making this a rare and highly desirable opportunity in the heart of Four Oaks.

Set back from the roadway behind remote controlled security gates with intercom system, the property has a variety of mature bushes, shrubs and trees in a communal garden, there is a visitor parking area and secure owner underground parking access to side. The accommodation is entered via:

COMMUNAL ENTRANCE: Security intercom/door release system, lift and stairs off to all floors, access to the property is gained via a solid oak front door into:

LARGE, WELCOMING RECEPTION HALL: Useful storage cupboard, radiator, security intercom system, doors to:

GENEROUS LOUNGE/DINING AREA: 23’10” max / 18’4” min x 18’7” max / 12’2” min Two double glazed windows to side, double glazed patio doors to balcony with double glazed windows to sides, feature fireplace with stone hearth and surround, having mantle over, three radiators.

BALCONY: Accessed from lounge/dining room, having picturesque views over a tree lined aspect and views of communal gardens.

BREAKFAST KITCHEN: 14’6” x 13’6” Double glazed window to front, one and a half bowl sink/drainer unit set into granite work surfaces with co-ordinating splash backs, there is a range of matching fitted units to both base and wall level including drawers, under unit lighting, integrated appliances including four ring gas hob with extractor canopy above, double oven and eye level microwave, fitted fridge/freezer and dishwasher, tiled floor, space for dining table and chairs, radiator.

UTILITY: Single drainer sink unit set into rolled edge work surfaces, base units, larder cupboard, tiled splash backs, plumbing and space for washing machine and dryer, radiator.

BEDROOM ONE: 20’1” max / 17’5” min x 15’8” max / 14’4” min Double glazed window to front, two double built-in wardrobes, further range of bespoke fitted units including two double wardrobes, two single wardrobes, overhead storage space, built-in dressing table, matching bedside units, two radiators, door to:

EN-SUITE SHOWER ROOM: 9’2” max / 7’1” min x 7’3” Matching white suite comprising ‘P’-shaped bath with shower spray, enclosed corner shower cubicle with glazed folding door, feature tiled splash backs, wash hand basin, bidet, low level wc, alcove/display shelf, wall mounted cupboard, ladder style radiator.

BEDROOM TWO: 15’10” max / 10’11” min x 10’5” max / 4’9” min Double glazed window to front, double built-in wardrobe, radiator.

BEDROOM THREE: 12’10” max / 9’3” min x 12’6” max / 7’ min Double glazed window to front, currently utilised as a hobby room/home office with bespoke fitted desk with a variety of drawers, shelving unit.

FAMILY BATHROOM: 7’10” x 7’2” max / 4’5” min Matching white suite comprising corner bath with shower spray, corner enclosed shower cubicle, feature tiled splash backs, low level wc, wash hand basin, storage/display shelving, ladder style radiator.

UNDERGROUND CAR PARKING: Up and over electrically operated up and over door leads to a ramp going down to a secure underground parking area with two allocated parking spaces.

OUTSIDE: Well maintained communal gardens having a variety of mature, shrubs bushes and trees.

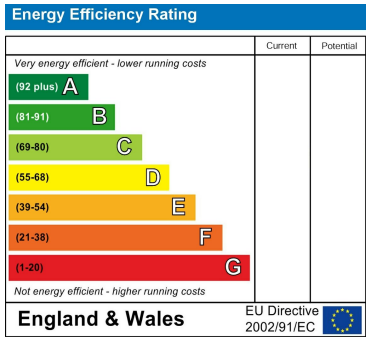
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

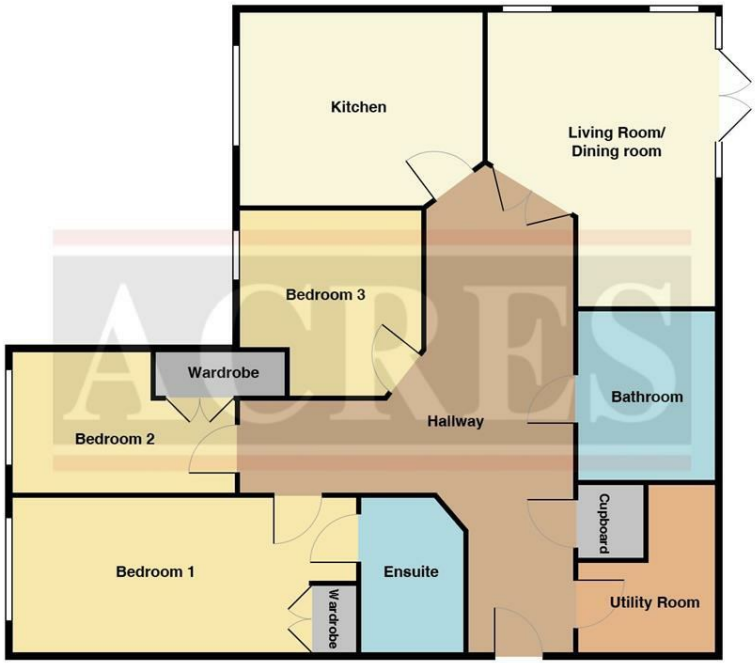
TENURE: We have been informed by the vendor that the property is Leasehold - Share of Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : G COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Knights House, 40, Four Oaks Road, Sutton Coldfield, B74 2UP



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.