

ACRES

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



- Ground floor flat
- Two good sized bedrooms
- Spacious L-shaped lounge and dining room
- Fitted kitchen
- White bathroom suite
- Access to communal gardens with attractive views
- Convenient location
- Communal central heating (payable in service charge)
- Ideal for first time buyers or investors
- No upward chain



BADGERS BANK ROAD, FOUR OAKS, B74 4ET - OFFERS AROUND £160,000

This well presented, two bedroom, ground floor flat is set in a central, convenient location at the top of Hill Hook Road, which benefits from having amenities at Mere Green within approximately one mile of the property and public transport readily available by way of buses on Hill Hook Road and trains from Blake Street station. The Badgers Bank development features communal central heating (where specified and included in the service charge) there is PVC double glazing (where specified) and an intercom door release system. The spacious accommodation is entered via a welcoming reception hallway and offers an attractive L-shaped lounge/dining room with access to communal gardens, overlooking a tree lined aspect, there is a fitted kitchen off the lounge, two good sized bedrooms and a well appointed family bathroom. The development has ample parking and access to the garages which we understand are available to rent via separate negotiation/availability.

Set back from the roadway with a communal parking area behind, there is a lawned fore garden and paved pathway provides access via:

RECESSED PORCH: Glazed door and side intercom system opening to:

COMMUNAL HALLWAY: Access to the front of the development through to an inner hallway, stairs off to the second floor, door leading to inner hallway, windows to rear.

RECEPTION HALL: Solid front door, three useful storage cupboards, wood effect flooring, radiator, doors off to:

L-SHAPED LOUNGE/DINING AREA: 15'2" max / 8'3" min x 18' max / 11'5" min Pvc double glazed window and sliding patio doors to rear accessing gardens, wood effect flooring, radiator.

FITTED KITCHEN: 9'7" x 6'7" Pvc double glazed window to side, stainless steel sink/drainage unit set into rolled edge work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, inset oven/grill, electric hob over, plumbing and space for washing machine, space for fridge/freezer, wood effect flooring, radiator.

BEDROOM ONE: 14'6" x 9'5" Pvc double glazed window to rear.

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

BATHROOM: 6'7" x 5'9" Obscure pvc double glazed window to side, double walk-in shower with glazed shower screen, built-in wc and wash hand basin in with vanity unit below, fully tiled walls and floor, tiled display/storage ledge.

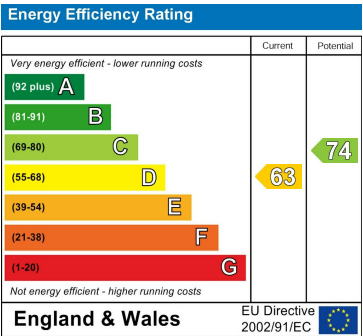
OUTSIDE: The property benefits from being on the ground floor and benefits from having direct access out to the communal gardens.



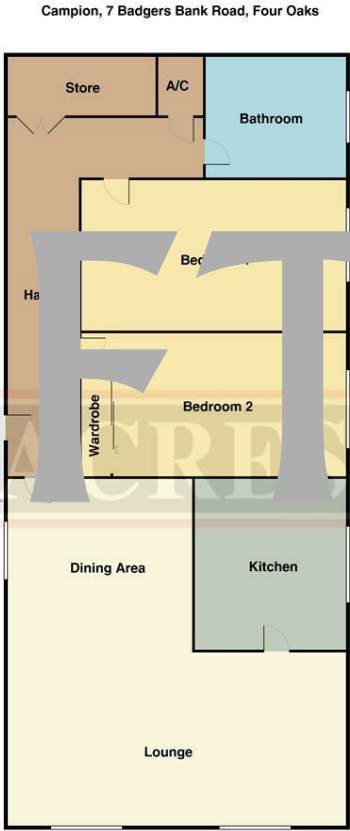
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



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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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.