

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 retirement apartment
- Sought after Four Oaks location
- Desirable corner position
- Two double bedrooms
- En-suite bathroom and separate shower room
- Exceptionally spacious lounge/dining room
- Fitted kitchen
- Picturesque, tree-lined outlook
- Extensive communal gardens
- No upward chain



HILL VILLAGE ROAD, FOUR OAKS, B75 5BH - OFFERS AROUND £350,000

Occupying a desirable corner position within Pegasus Court on Hill Village Road, this spacious ground floor retirement apartment enjoys a picturesque, tree lined outlook. Set within extensive, well maintained communal gardens in sought after Four Oaks, Sutton Coldfield, the property offers a generous lounge/dining room with attractive views from all windows, a fitted kitchen and two double bedrooms, complemented by an en-suite bathroom and separate shower room. Having the peace of mind of emergency pull cords linked to Care Line and secure building entry, the apartment is offered for sale with no upward chain. This appealing apartment combines comfortable accommodation within a delightful setting.

Set behind secure electronically operated gates, having parking area to side and communal fore garden, access to the property is gained via a communal entrance with side intercom/security entry system into:

COMMUNAL HALLWAY: Communal lounge and kitchen area off, access to gym, house managers office, stairs and lift access to all floors, front door opens into:

RECEPTION HALL: Three large useful storage cupboards, electric storage heater, wall mounted security panel for main building entrance door with audio communication, ample emergency pull cords within the apartment, doors off to:

LOUNGE/DINING ROOM: 25'8" x 15'7" Pvc double glazed window to rear overlooking gardens, two pvc double glazed windows to side, space for sofas and dining table, two updated electric storage heaters.

FITTED KITCHEN: 9'5" x 7'11" Pvc double glazed window to rear, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, inset oven and grill, electric hob, plumbing and space for washing machine, integrated fridge/freezer, tiled splash backs, wood effect flooring.

BEDROOM ONE: 13'8" max / 12'7" min x 13'4" max / 11'3" min Pvc double glazed window to rear, one double built-in wardrobe, double built-in storage cupboard, free standing dressing table, electric storage heater, door to:

EN-SUITE BATHROOM: 7'1" x 6'5" Matching white suite comprising bath with shower over, wash hand basin with vanity unit below, tiled splash backs, low level wc, wall mounted storage cupboard, anti-slip floor covering, heated towel rail, wall mounted electric fan heater.

BEDROOM TWO: 15'10" x 8'9" Pvc double glazed window to rear, one double and one half built-in wardrobe with drawers, free standing dressing table, electric storage heater.

SHOWER ROOM: 7'9" x 4'11" Matching suite comprising walk-in shower unit with glazed shower screen, wash hand basin with vanity unit below, low level wc, wall mounted storage cupboard, tiled walls, heated towel rail, wall mounted electric fan heater, anti-slip flooring.

COMMUNAL GARDENS: Landscaped, picturesque gardens with seating areas, lawns, mature shrubs, bushes and trees.



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)

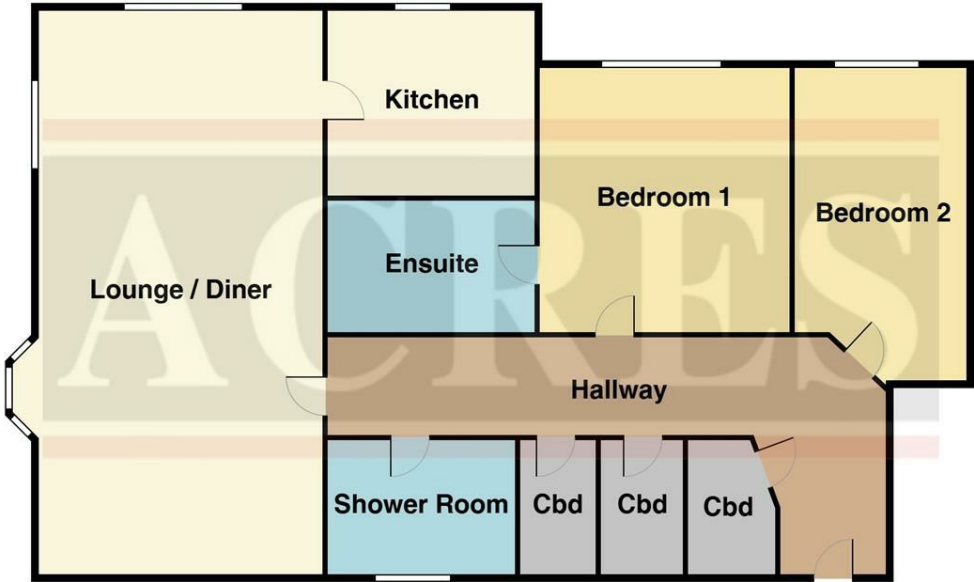
COUNCIL TAX BAND: E **COUNCIL:** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Pegasus Court, 55, Hill Village Road, Sutton Coldfield, B75 5BH



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.