ACRES

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



- Two double bedrooms, master having fitted wardrobes
- Attractive, spacious through lounge/dining room with French door to
- Private sun terrace/patio
- Fitted kitchen with appliances
- White shower room & separate w.c
- Garage set in a separate block
- Communal & visitor parking
- Delightful tree lined front aspect
- Substantial communal gardens
- No upward chain





VESEY CLOSE, FOUR OAKS, B74 4QN - OFFERS AROUND £225,000

This spacious, ground floor apartment is set in the ever popular and sought after Vesey Close development off the Walsall Road. Being ideally placed for both Sutton Park, local bus services and a range of shopping facilities at 'The Crown', the property is enhanced further by a delightful tree lined aspect to both fore and rear. Vesey Close enjoys, outstanding and substantial communal gardens with the security of an intercom/door release system. Briefly comprising reception hall with storage cupboards, spacious through lounge/dining room with a French door opening to a private terrace/patio area and fitted kitchen. There are two double bedrooms, the master having built-in wardrobes together with a white shower room and separate w.c. Additionally the property has a garage set in a separate block and generous communal parking, all of which, to fully appreciate the accommodation on offer and it's true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a communal, lawned fore garden with mature trees, shrubs and bushes, a paved pathway gives access to the property via:

WIDE CANOPY PORCH: Glazed double doors with side intercom/door release system opens to:

COMMUNAL ENTRANCE HALL: Door to rear parking area and garages, recently fitted anti-snap multi-locking front door opens to:

RECEPTION HALL: Security entrance telephone system, double built-in storage/cloaks cupboard, wood laminate flooring, radiator.

SPACIOUS THROUGH LOUNGE/DINING ROOM: 25'8" max / 16'10" min x 13'8" max / 8'9" min PVC double glazed window and French door to front, fireplace with hearth and mantle having inset electric fire, oak built-in bookshelves, double radiator. REAR DINING AREA: Having PVC double glazed window to rear, double radiator, three PVC double glazed windows to side.

TERRACE/PATIO AREA: Accessed from the lounge being of an approximate southerly elevation enjoying views over the communal gardens and tree lined aspect.

FITTED KITCHEN: 8'4" x 7'11" PVC double glazed window to rear, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks, there is a comprehensive range of fitted units to both base and wall level including drawers, spaces for dishwasher and fridge/freezer (being included) having storage cupboard above, stainless steel integrated oven having hob above in turn with extractor canopy over, tiled floor.

BEDROOM ONE: 14'0" x 12'5" max / 10'5" min PVC double glazed window overlooking tree lined aspect, double built-in wardrobe with storage cupboard above, two double fitted wardrobes with sliding doors, radiator.

BEDROOM TWO: 9'11" x 8'11" PVC double glazed window to rear, radiator.

SHOWER ROOM: PVC double glazed obscure window to rear, matching white suite walk-in shower cubicle with glazed shower scren, wash hand basin with fitted mirror unit above, two ladder style radiators, tiled splashbacks. Airing cupboard.

SEPARATE W.C.: Obscure PVC double glazed window to rear, white low flushing w.c, wash hand basin, tiled floor.

GARAGE: (please check the suitability of this garage for your own vehicle) Set in a separate block, No. 38

COMMUNAL GARDENS: The property has substantial and well stocked communal gardens, with a large open, central lawned area with walkways, mature shrubs, bushes and trees, together with a delightful pool having seating.





















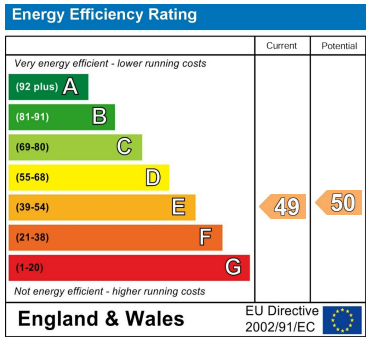
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The Property Ombudsman

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)

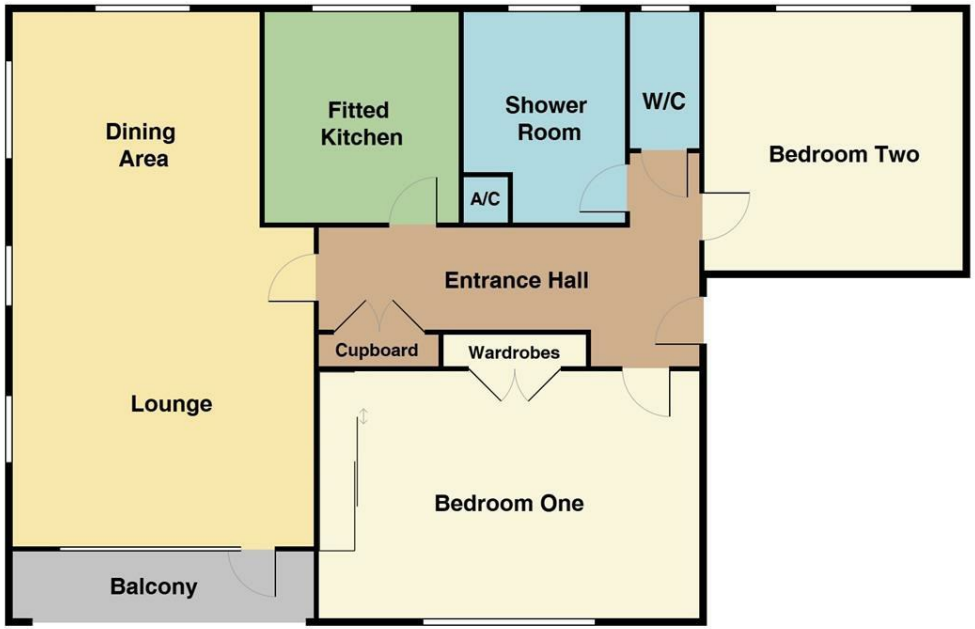
COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088





Wrekin Court, Vesey Close, Sutton Coldfield, B74 4QN



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.