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 maisonette
- Two bedrooms
- Well appointed shower room
- Lounge/dining room being open plan to
- Fitted kitchen
- Courtyard garden
- No upward chain
- Being refurbished to a high standard throughout
- Popular, central location
- Close to transport links, local shops and well regarded schooling





ST. BLAISE ROAD, FOUR OAKS, B75 5NH - OFFERS AROUND £225,000

This well presented, much improved and renovated, ground floor maisonette, is set in a prime, central location, close to well regarded schooling, excellent public transport links and Mere Green shopping centre. Briefly comprising two bedrooms, lounge/dining area being open plan to a fitted kitchen overlooking the rear garden, there is a well appointed shower room and a private courtyard garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a fore garden, there is a paved pathway leading to an obscure glazed front door, set to the side into:

RECEPTION HALLWAY: Two useful storage cupboards having wood effect flooring, radiator with cover, doors off to:

OPEN PLAN LOUNGE/DINING AREA/KITCHEN: 20'7" max / 14'8" min x 13'6" max / 6'9" min Pvc double glazed window and French doors to rear, single drainer sink unit set into box edged work surfaces, there is a range of matching units fitted to both base and wall level including drawers, tiled splash backs, inset oven/grill, ceramic hob and extractor canopy over, integrated fridge, plumbing and space for washing machine leading to: Lounge/Dining Area with LVT flooring and radiator.

BEDROOM ONE: 15'3" x 9'11" Pvc double glazed window to front, panelling to wall, radiator.

BEDROOM TWO: 11'2" x 6'11" Pvc double glazed window to front, radiator.

SHOWER ROOM: 6'3" x 6'2" Obscure pvc double glazed window to side, enclosed shower unit with glazed sliding doors, white brick tiled splash backs, low level wc, wash hand basin with vanity unit below, fitted wall units, tiled flooring and walls, chrome ladder style radiator.

OUTSIDE: Enclosed courtyard with patio, borders to sides with a variety of shrubs and bushes.















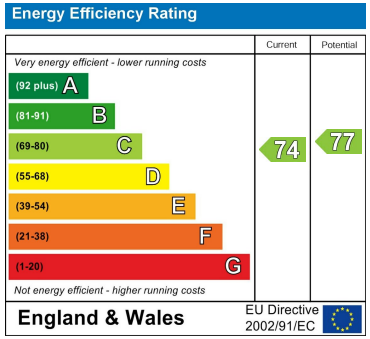
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

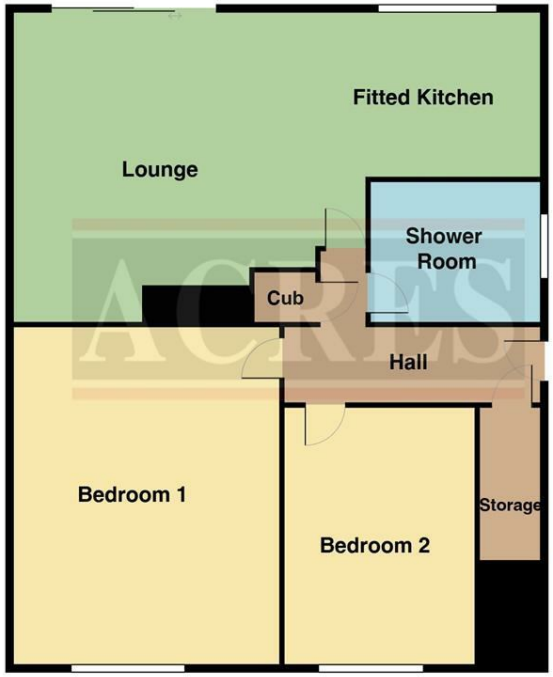
COUNCIL TAX BAND: B COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088





St. Blaise Road, Four Oaks



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.