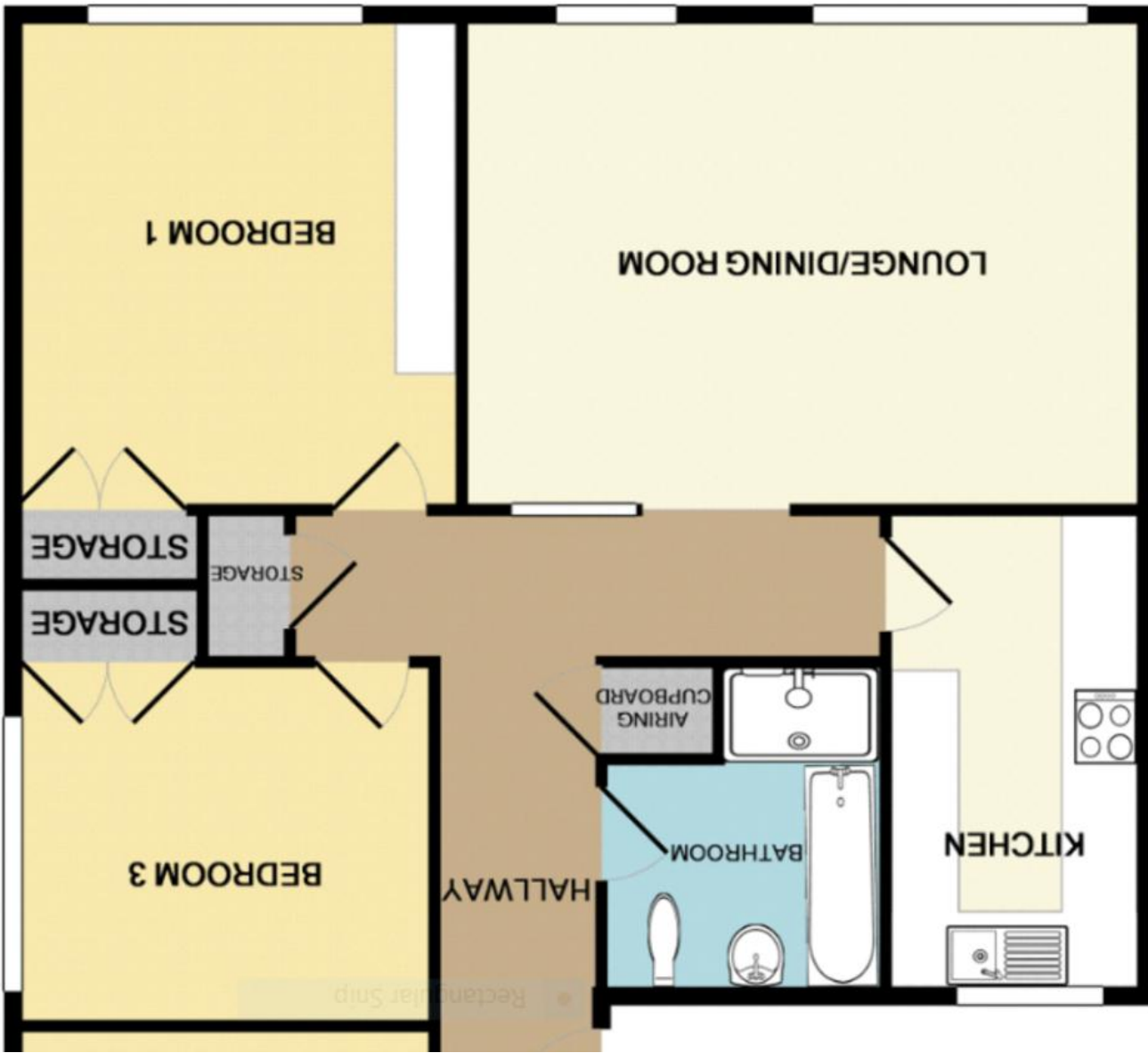


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



**LEGAL READY**

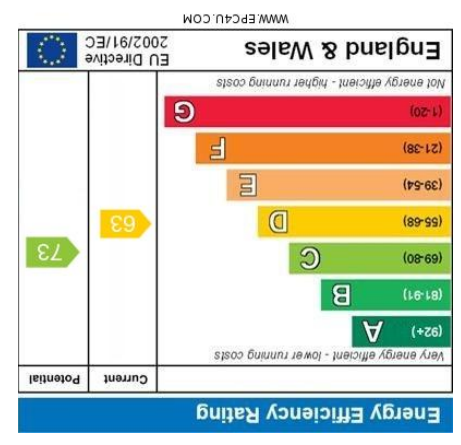
"How does this help me?"

The motivated vendor of this property has required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- Offered for sale with no upward chain
- Spacious, well presented first floor apartment
- Situated amongst delightful communal gardens
- Close to Four Oaks railway station



Cedarwood, 1 Four Oaks Road, Four Oaks, Sutton Coldfield, B74 2SH

Offers In Region Of £285,000



## Property Description

**\*\*DRAFT PARTICULARS, AWAITING VENDOR APPROVAL\*\***

THE PROPERTY Offered for sale with no upward chain is this spacious first floor apartment, being situated amongst delightful communal gardens and looking towards Four Oaks Methodist church. Accommodation briefly comprises communal reception hall, entrance hall, sizeable lounge/diner, kitchen, three double bedrooms and bathroom with shower. Externally there is residents parking and a single garage.

The apartment is well located for the centre of Mere green and associated amenities, Four Oaks railway station and Sutton Park.

### ACCOMMODATION

**COMMUNAL RECEPTION** Accessed via an intercom system. Stairs rising to the first floor.

**ENTRANCE HALL** With useful storage cupboards.

**LOUNGE/DINER** 18' x 12' 11" (5.49m x 3.94m) With double glazed windows to the front elevation, central heating radiator, central feature fireplace with marble effect inset and base, mantel surround.

**KITCHEN** 12' 11" x 6' 10" (3.94m x 2.08m) With a range of units at eye and base level providing work surface, storage and appliance space. One a quarter bowl sink unit with mixer tap over, facility for gas cooker, plumbing for dishwasher and washing machine, wall mounted central heating boiler, double glazed window overlooking the communal gardens.

**BEDROOM ONE** 12' 9" x 11' 1" (3.89m x 3.38m) With double glazed window, central heating radiator, in built wardrobe with a cupboard over.

**BEDROOM TWO** 10' 11" x 10' 9" (3.33m x 3.28m) With double glazed window, central heating radiator, walk in storage cupboard.

**BEDROOM THREE** 11' 1" x 9' 7" (3.38m x 2.92m) With double glazed window, central heating radiator, in built wardrobe.

**BATHROOM** Comprising a suite of panelled bath, wash hand basin and W.C. Walk in cubicle housing the mains fed shower. Part tiled walls, central heating radiator, down lighters.

**OUTSIDE** The property is situated amongst delightful, well maintained communal gardens. Residents parking is available and the subject apartment has the benefit of a single garage.

**GARAGE** (Not measured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 979 years remaining. Service Charge is currently running at £1250 and is reviewed annually. The Ground Rent is included in the service charge. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323