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 double bedrooms, both with wardrobes
- Shower room with white suite
- Lounge/dining room
- Fitted kitchen
- Garage located in a separate block
- Communal gardens & parking
- Adjacent to Sutton Park
- Close to Streetly Village





LINKS VIEW, STREETLY, B74 3EP - OFFERS OVER £180,000

Set in a conveniently located cul-de-sac being within only a few hundred metres of shopping facilities both at Streetly Village and along the Chester Road, this spacious ground floor flat benefits from an extended Lease and has the added feature a mature tree-lined rear aspect. The property offers gas central heating and pvc double glazing (both where specified) and provides the further scope for modernisation. The accommodation is entered via a side porch/reception lobby opening to a generous lounge in turn having kitchen off, there is an inner hallway giving access to two double bedrooms, both having wardrobes, additionally there is a shower room provided with white suite and single car garage located in a separate block. The property has communal gardens and communal parking to fore. To fully appreciate the property on offer, its proportions and further potential, an internal inspection is highly recommended.

Set back from the roadway behind a lawned fore garden, there is a pathway giving access to the side where a pvc half double glazed door opens to:

FULLY ENCLOSED PORCH/RECEPTION LOBBY: Pvc double glazed windows to front, rear and side, radiator, ceiling light point, door to:

LOUNGE: 16' x 11'8": Wide pvc double glazed window to front, radiator, electric coal effect fire having wooden surround, hearth and mantel, coved ceiling with light point, two wall light points.

KITCHEN: 8'8" x 8': Pvc double glazed window to rear, single drainer stainless steel sink unit with double base unit beneath and a further range of units to both base and wall level including drawers, rolled edge work surfaces with tiled splash backs, space for fridge/freezer, recess for cooker and washing machine, central heating combination boiler, floor fan heater, ceiling light point.

INNER HALLWAY: Two useful deep storage cupboards off, ceiling light point.

BEDROOM 1: 15'6" to wall / 13'6" to wardrobes x 9'6": Wide pvc double glazed window to rear, two double fitted wardrobes with central dressing table having mirrored recess, three double storage cupboards over, radiator, coved ceiling with light point.

BEDROOM 2: 13' to wardrobes x 11'8" max / 8'8" min: Pvc double glazed window to front, built-in wardrobes with overhead storage, radiator, ceiling light point.

SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising double shower cubicle with glazed splash screens, wash hand basin, low flushing WC, tiled splash backs, radiator, ceiling light point. Linen cupboard.

GARAGE: Located to the side of the property in garage block. (Please check the suitability of this garage for your own vehicle).

PARKING: There are communal parking spaces to fore and to side.

GARDENS: There are communal lawned gardens which surround the properties, having a selection of mature shrubs, bushes and trees.





















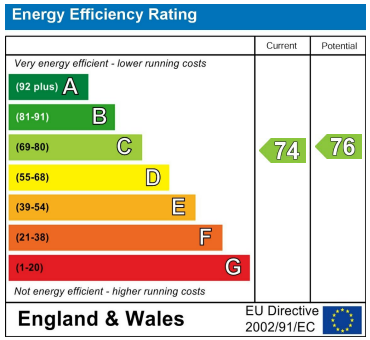
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The Property Ombudsman

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 : B COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088





8, Links View, Streetly



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENER GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF O 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.