

FOR SALE



Belwell Drive, Four Oaks, Sutton Coldfield

2 Bedrooms, Bathroom and Ensuite, First Floor Apartment

£275,000


MARTIN&CO



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- SPACIOUS FIRST FLOOR APARTMENT
- OPEN PLAN FITTED KITCHEN
- OPEN PLAN LOUNGE/DINING
- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM

This individually designed, spacious, substantial first floor apartment is set in a prime, convenient location just a short stroll from Mere Green shopping centre where there are a wide variety of shops, restaurants and supermarkets; the property is also well served locally by public transport links including both buses and the cross city rail line. Complemented by double glazing and underfloor heating (both where specified), Astoria House is a gated development of apartments, thus providing added security.

RECEPTION HALL 3' 2" x 4' 0" (0.97m x 1.22m) With a double radiator, two tall double glazed windows to the side, wide width stairway having inset feature lighting to walls leading to first floor accommodation

LANDING Having underfloor heating with large storage room off, opening to open plan lounge/dining area and modern fitted kitchen.

LOUNGE AREA / FITTED KITCHEN 23' 2" x 19' 8" (7.06m x 5.99m) Double glazed patio doors opening to balcony, underfloor heating, storage ledge/study area. Open plan to:

DINING AREA Two double glazed windows to front with twin double glazed French doors opening to balconies, underfloor heating. Being open plan to:

KITCHEN One and a half bowl stainless steel sink unit having double base unit beneath, there are a further range of fitted units to both base and wall level including drawers, integrated dishwasher, granite work surfaces with upstands, high splashback to cooker recess having stainless steel extractor canopy above, recess for washing machine, space for American style fridge freezer, underfloor heating.





BEDROOM ONE 16' 11" x 11' 6" (5.16m x 3.51m) Double glazed patio doors open to a Juliet style balcony overlooking a tree-lined rear aspect, underfloor heating.

ENSUITE 9' 2" x 4' 10" (2.79m x 1.47m) White suite comprising vanity wash hand basin with base unit beneath, low flushing wc, large enclosed walk-in shower/wet area with floor drain, having tiling to walls and floor, glazed door, half height tiling to walls, tiled flooring with underfloor heating, chrome ladder style radiator.

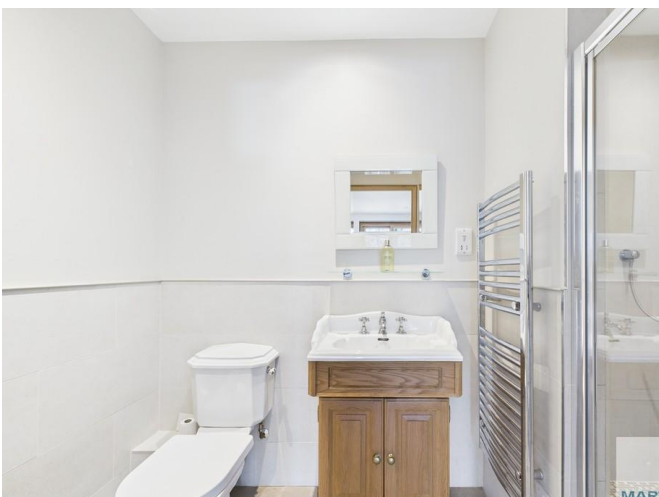
BEDROOM TWO 12' 5" x 9' 9" (3.78m x 2.97m) Double glazed patio doors to rear with Juliet style balcony and tree-lined aspect, underfloor heating.

BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m) Matching white suite comprising bath having shower over and side splash screen, vanity wash hand basin with base

unit beneath, low flushing wc, tiling to walls and floor with underfloor heating, airing cupboard, twin fitted mirrors.

COMMUNAL GARDEN Rear garden area with shrubs and bushes together with brick built store

REAR PARKING Accessed via a shared driveway to the side having electric gates leading to a block paved parking area with Apartment 4 having parking space to rear.



GENERAL INFORMATION
COUNCIL TAX BAND - E

FIXTURES AND FITTINGS as per sales brochure.

TENURE
Martin and Co has been informed that the property is leasehold with 125 years from 25th March 2002. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.

PLEASE NOTE : Under the Estate Agents act 1979 Martin & Co disclose a personal interest in this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.