



Walsall Road, Four Oaks

Sutton Coldfield, Birmingham, B74 4QJ

£825 PCM



NEWTON FALLOWELL are delighted to offer this well presented second floor property in a fantastic location of Four Oaks being just a short walk away to local transport links and nearby amenities. The property comprising of a spacious lounge, modern kitchen, bathroom and two good size bedrooms.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Communal Entrance

Entering the communal hallway through a double glazed UPVC door.

Lounge

18'0x14'11 (5.49mx4.55m)



Double glazing to the rear elevation, doors leading to the hallway and kitchen.

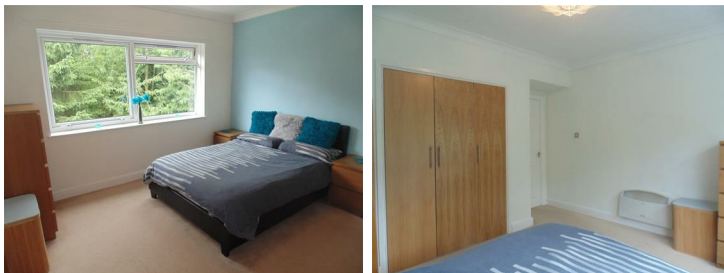
Kitchen

10'07x8'0 (3.23mx2.44m)

A range of wall and base units with a roll top surface, sink with mixer taps and drainer, over with hob and extractor fan and tiled flooring. Double glazed windows to the front of the property.

Bedroom One

11'11x11'11 (3.63mx3.63m)



Double glazing to the rear elevation, overlooking the communal gardens, built in wardrobes.

Bedroom Two

11'0x8'05 (3.35mx2.57m)



Double glazing to the side elevation, door to a storage cupboard.

Family Bathroom

8'0x6'04 (2.44mx1.93m)



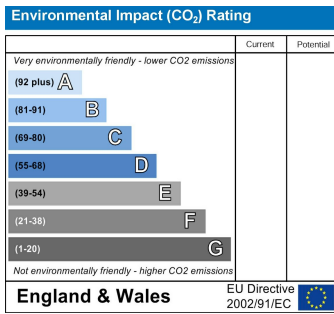
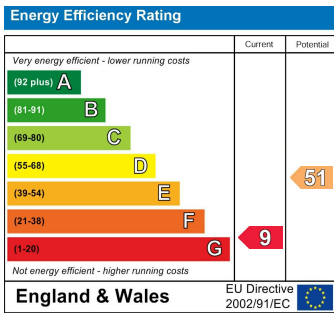
A double glazed obscured window to the front of the property, bath with shower over and a glass screen, low flush w.c, sink and partly tiled walls.

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Draft Details

PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.



t: 01212709744 e: erdington@goodchilds-uk.com

www.goodchilds-uk.com