ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Traditional style semi-detached family home
- Five bedrooms
- Family bathroom
- Lounge & rear conservatory
- Breakfast kitchen
- Utility room
- Generous, mature rear garden
- Set in a prime, central location
- Close to well regarded schooling & local shops
- No upward chain

22 FOUR OAKS COMMON ROAD, FOUR OAKS, B74 4NJ - GUIDE PRICE £525,000

This well presented, traditional styled, semi-detached family home, is set in a prime, central and sought after location, close to local shops at 'The Crown'. Having access to well regarded schooling and excellent public transport links close by, the property benefits from being extended. The accommodation provides generous family living space and briefly comprises porch, reception hall, through lounge/dining room, rear conservatory, breakfast kitchen and utility room. To the first floor there are five bedrooms together with a family bathroom. Externally there is off road parking to fore and a generous, mature rear garden. Benefitting from having no upward chain, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with bushes and trees and fore garden, access to the property is gained via a glazed door into:

PORCH: Glazed windows to front, tiled flooring, useful storage cupboard, obscure glazed front door opens to:

RECEPTION HALL: Obscure glazed window to front, oak flooring, radiator, under stairs storage cupboard, stairs off, doors to:

LOUNGE: 27'6" x 11'10" max / 10'8" min Pvc double glazed bay window to front, two character feature fireplaces, wood flooring, panelling to walls, French doors to conservatory, two radiators.

CONSERVATORY: 17'3" max / 11'11" min x 12'8" max / 8'6" min Pvc double glazed windows and French doors to side, tiled flooring, radiator, potential to enlarge kitchen area (subject to planning permissions/consents)

BREAKFAST KITCHEN: 14'6" max / 7'6" min x 10'3" max / 6'5" min Pvc double glazed window to rear, further double glazed window and door to rear, one and a half bowl stainless steel sink/drainer unit set into box edged work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, inset Bosch oven/grill, ceramic hob with extractor canopy over, tiled walls, radiator.

UTILITY ROOM: 8'4" x 8' Obscure glazed window to side, pvc double glazed window and door to rear, sink/drainer unit set into rolled edge work surfaces, plumbing and space for washing machine and dryer, fitted wall and base units including drawers, tiled flooring.

STAIRS TO SPLIT DIRECTIONAL LANDING: Doors off to:

BEDROOM ONE: 14'11" x 11'4" max / 10'1" min Pvc double glazed bay window to front, wood effect flooring, radiator.

BEDROOM TWO: 12'1" x 10'2" Pvc double glazed window rear, two double built-in wardrobes with overhead storage, matching dressing table, wood effect flooring, radiator.

BEDROOM THREE: 12'7" x 7'5" Pvc double glazed window to front, wood effect flooring, radiator.

BEDROOM FOUR: 11'7" max / 8'6" min x 7'5" Pvc double glazed window to front, wood effect flooring, radiator.

BEDROOM FIVE: 8'7" x 7' Pvc double glazed window to front, wood effect flooring, radiator.

FAMILY BATHROOM: 9'3" max / 6'7" min x 6'11" Obscure pvc double glazed window to rear, white suite comprising bath with shower over, wash hand basin, low level wc, useful storage cupboard, tiled flooring, chrome ladder style radiator.

OUTSIDE: Decked area with water feature, large lawn, borders with mature shrubs, bushes and trees, second secret garden to rear with scope and potential for home office/gym/garden room (subject to planning/consents)

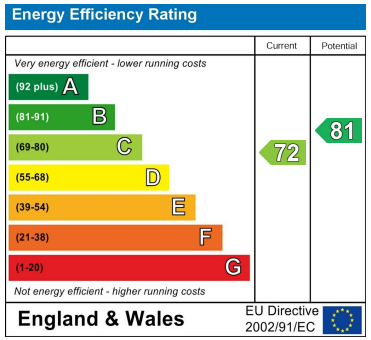
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

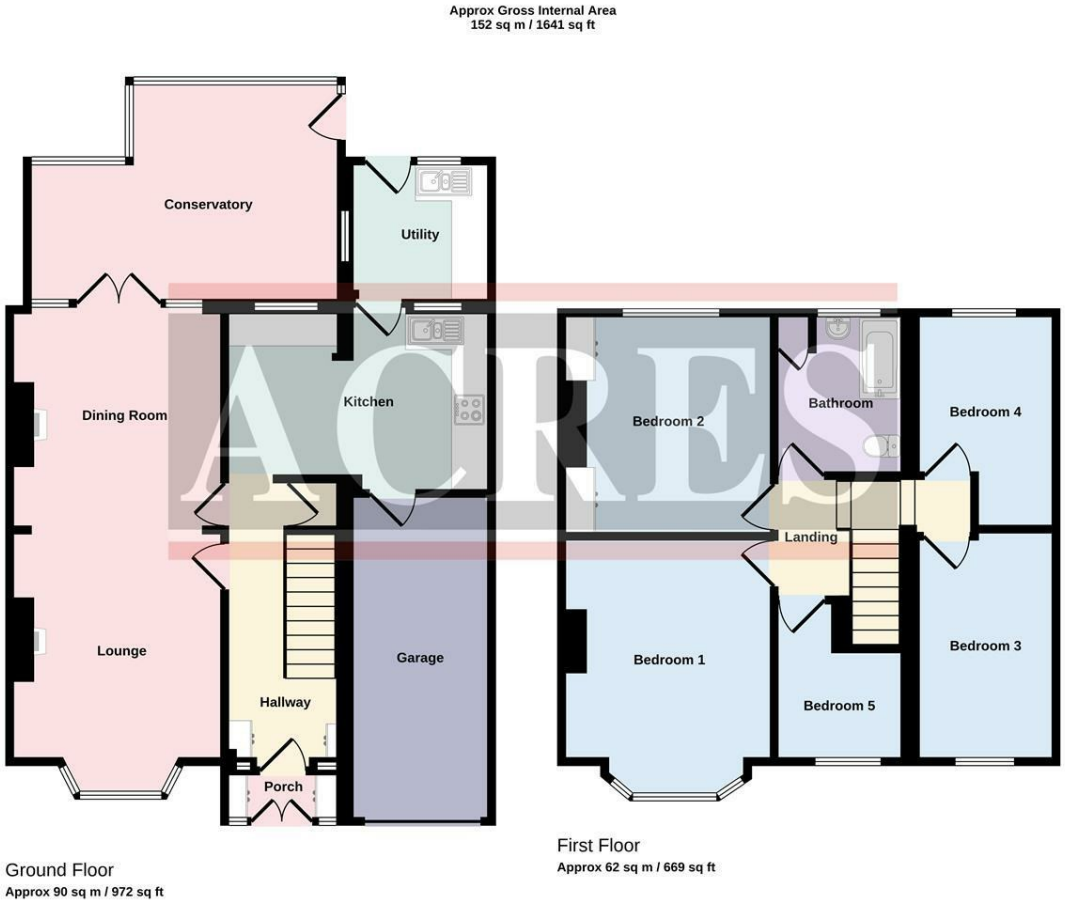
The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.