

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- ◆ Semi-detached family home
- ◆ Three good sized bedrooms
- ◆ Well appointed family bathroom
- ◆ Separate wc
- ◆ Spacious lounge with rear dining room
- ◆ Fitted kitchen
- ◆ Mature rear garden
- ◆ Garage
- ◆ NO UPWARD CHAIN



***22 TRINITY ROAD, FOUR OAKS, B75 6TG - OFFERS AROUND £370,000***

This well presented, freehold, traditional, semi-detached family home, is located in the popular and sought after location of Four Oaks, close to a host of amenities and shopping facilities, which are accessible via a short walk into Mere Green. The property is well positioned for excellent public transport links by way of the Cross City rail line, readily available bus links and well regarded schooling. Complemented by gas central heating and pvc double glazing (both where specified) this family home briefly comprises porch, entrance hall, lounge, rear dining room and fitted breakfast kitchen. To the first floor there are three good sized bedrooms, family bathroom and separate wc. The property benefits from a garage and a mature rear garden. To fully appreciate the property on offer and its scope for alteration (STPP), we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway having side lawn, access to the property is gained via:

**PORCH:** Tiled flooring, obscure pvc double glazed front door opens to:

**ENTRANCE HALL:** 10'2" x 5'11" Obscure glazed windows and door to front, under stairs storage.

**LOUNGE:** 16'7" max / 13'1" min x 12'3" Pvc double glazed window to front, coal effect fire having marble hearth and timber surround, radiator.

**DINING ROOM:** 10'7" x 10'3" Pvc double glazed French doors to rear, two further pvc double glazed windows to rear, radiator.

**FITTED KITCHEN:** 11'3" x 7'11" Pvc double glazed window to side, pvc double glazed door to rear, there is a range of matching units fitted to both base and wall level including drawers, stainless steel sink inset into rolled edge work surfaces, plumbing for washing machine, space for fridge/freezer, space for oven and grill, storage/pantry cupboard.

**STAIRS TO LANDING:** Pvc double glazed window to side.

**BEDROOM ONE:** 16'4" x 9'10" Pvc double glazed bay window to front, two double and single built-in wardrobes, built in headboard with shelving and drawers to both sides.

**BEDROOM TWO:** 10'11" x 9'11" Pvc double glazed window to rear, built-in wardrobe, radiator.

**BEDROOM THREE:** 9' x 8'6" Pvc double glazed window to front, radiator.

**SEPARATE WC:** Low flushing wc

**BATHROOM:** 7'5" x 5'4" Obscure pvc double glazed window to side, matching suite comprising bath with shower over, sink unit, tiled splash backs, radiator, built-in storage cupboard.

**GARAGE:** 13'3" x 8'6" Up and over garage door, obscure double glazed window to rear, door to garden. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** To the rear of the property is a paved patio area for seating, two sheds, lawned area having a variety of shrubs and bushes.



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

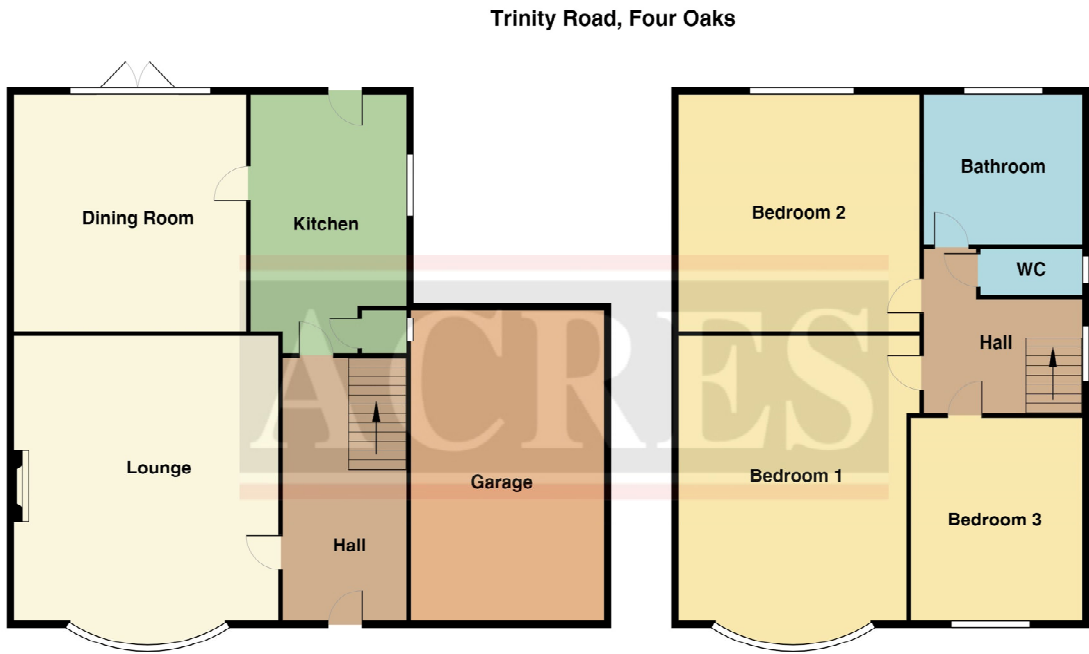
**COUNCIL TAX BAND:** D

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Dower Road, in turn off Little Sutton Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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