

# ACRES

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- Well presented, mid-terraced family home
- Three good sized bedrooms
- Family bathroom with white suite
- Generous lounge
- Conservatory
- Fitted breakfast kitchen with integrated appliances
- External store room/potential home office
- Guests wc
- Potential to lease a garage
- No upward chain



**GIBBONS ROAD, FOUR OAKS, B75 5HB - OFFERS AROUND £335,000**

This well presented and much improved mid-terraced property, is set in the ever popular location of Gibbons Road, behind an attractive lawned green, offering privacy and space. Being close to the heart of Mere Green having a wide variety of shops, bars and restaurants, the property is also well placed for local schooling and excellent public transport links. Being complemented by gas central heating and pvc double glazing (both where specified) the property briefly comprises porch, reception hall, lounge, conservatory, breakfast kitchen with integrated appliances, three bedrooms and a modern family bathroom. Externally the property has the added benefit of an external brick built store room which offers the potential to be utilised as a home office/den having a guest wc, in a mature rear garden with shrubs and bushes. There is the potential access to garage via separate lease with Council.

Set back from the roadway behind a lawned green with pathways giving access to the front of the property via a paved walkway and fore garden surrounded by bushes and shrubs, entry to the property is gained via a multi-locking pvc double glazed door to front:

**PORCH:** Obscure double glazed windows to front and side, wood effect flooring, storage space, obscure glazed front door opens to:

**RECEPTION HALL:** Double glazed window to front, two useful storage cupboards, under stairs storage, stairs off, wood effect flooring, radiator.

**LOUNGE:** 14'5" x 11'9" Pvc double glazed door and two obscure double glazed windows to rear, wood effect flooring, radiator.

**FITTED BREAKFAST KITCHEN:** 17'6" x 9'3" Pvc double glazed bay window to front, pvc double glazed French doors to rear, stainless steel sink/drainage unit set into marble effect, box edged work surfaces, there is a range of fitted Shaker style units to both base and wall level including drawers, integrated Neff microwave & grill, double oven and Bosch induction hob with extractor canopy over, integrated Bosch dishwasher, integrated fridge & freezer, pull out larder unit, useful storage space to rear, Karndean flooring, space for table and chairs, radiator.

**CONSERVATORY:** 14'0" x 7'3" Pvc multi-locking double glazed door and windows to rear, wood effect flooring.

**STAIRS TO LANDING:** Obscure double glazed window to front, doors to:

**BEDROOM ONE:** 12'4" x 10'9" Pvc double glazed window to rear, useful built-in wardrobe, radiator.

**BEDROOM TWO:** 14'5" x 10'11" max into recess / 7'6" min Pvc double glazed window to rear, useful built-in wardrobe, radiator.

**BEDROOM THREE:** 11'7" x 9'10" Pvc double glazed window to front, bespoke fitted desk, radiator.

**BATHROOM:** 8' x 7'" Obscure double glazed window to rear, matching suite comprising enclosed corner shower cubicle with glazed splash screen, bath, wash hand basin with vanity unit below, low level wc, wall mounted display cabinet, marble effect tiled splash backs, Karndean flooring, chrome ladder style radiator.

**GUEST WC:** Obscure double glazed window to front, low level wc, door into:

**STORE ROOM:** 10'11" x 5'9" Doors to front and side, obscure double glazed windows to side and rear, useful storage space, potential to be made into a home office/den.

**OUTSIDE:** the rear garden offers a good degree of privacy with patio area, large lawn, space for timber shed.







**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 :** B                      **COUNCIL :** Birmingham

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive	
	2002/91/EC	



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.