

ACRES

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- Much improved, extended semi-detached home
- Four bedrooms
- Bedroom four to the ground floor
- Ground-floor shower room
- Well-appointed family bathroom
- Open-plan kitchen, dining and living space
- Separate lounge and sunroom
- Mature rear garden with decking
- Prime, sought after location
- Close to local shops and well regarded schools



HEATHFIELD ROAD, FOUR OAKS, B74 4JA - OFFERS AROUND £525,000

Set on Heathfield Road, this much improved and extended semi-detached family home offers thoughtfully finished, versatile accommodation. Conveniently positioned for shops at The Crown and well-regarded schools within the surrounding catchment area, the property features an open-plan kitchen, dining and living space, complemented by a separate lounge and sunroom. A ground-floor bedroom with shower room off provides flexibility, whilst three first-floor bedrooms are served by a well-appointed family bathroom. Outside, the manicured, mature rear garden incorporates decking and enjoys an element of privacy. An internal viewing is highly recommended to appreciate the accommodation on offer.

Set back from the roadway behind a multi-vehicle driveway with electric points, access to the property is gained via a multi-locking pvc obscure glazed composite front door into:

CANOPY PORCH: Obscure pvc double glazed window to front, tiled floor, obscure glazed door with stained glass window into:

RECEPTION HALL: Stairsoff, under stairs storage cupboard, wood effect flooring, radiator, doors off to:

LOUNGE: 13'4" x 10'6" max / 9'3" min Pvc double glazed bay window to front, wood effect flooring, radiator.

BEDROOM FOUR: 11'5" x 8'1" max / 7'5" min Pvc double glazed bay window to front, wood effect flooring, radiator, sliding door to:

GROUND FLOOR SHOWER ROOM: 8'1" x 4'1" Enclosed shower cubicle with glazed shower screen, feature tiled splash backs, low level wc, wash hand basin with tiled splash back, wall mounted storage cupboard, tiled flooring, chrome ladder style radiator.

OPEN PLAN KITCHEN/DINER: 17'11" max / 14'10" min x 17'6" max / 9'11" min Picture window and French door into sun room, two roof lanterns, stainless steel sink/drainage unit set into box edged work surfaces, there is a comprehensive range of fitted units to both base and wall level including drawers, spaces for Range style cooker, fridge/freezer and dishwasher, pantry cupboard, dining area comprises inset fireplace, feature tiled wall, media wall, wood effect flooring, two radiators.

UTILITY ROOM: 12'5" max / 9'6" min x 6'10" Pvc double glazed window to side, picture window into kitchen, skylight window, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a further range of fitted wall and base units, plumbing and space for washing machine and dryer, tiled flooring and splash backs, obscure pvc double glazed door to rear.

GUESTS WC: Obscure pvc double glazed window to rear, low level wc, wall hung sink with tiled splash backs, radiator.

SUN ROOM: 17' x 9'3" Pvc double glazed windows to side and rear, pvc double glazed French doors to rear, wood effect flooring, solid roof, radiator.

STAIRS TO LANDING: Obscure pvc double glazed window to side, useful storage cupboard, doors to:

BEDROOM ONE: 13'10" x 9'4" Pvc double glazed window to front, two double and two single built-in wardrobes, bespoke fitted storage bench, radiator.

BEDROOM TWO: 11'7" x 8'6" Pvc double glazed window to rear, full width built-in wardrobes with sliding mirrored doors, radiator.

BEDROOM THREE: 7'9" x 8'1" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 7'1" x 5'8" Obscure pvc double glazed window to rear, matching suite comprising bath with shower over and glazed shower screen, wash hand basin, low level wc, wall mounted storage cupboard, tiled walls and floor, ladder style radiator.

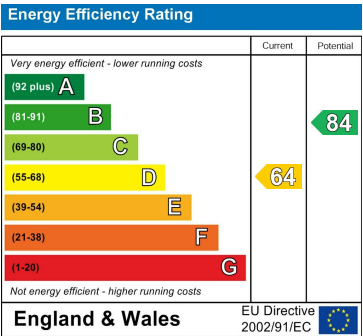
OUTSIDE: Private rear garden with elevated views, decking area for seating/entertaining having storage below, steps lead down to lawn having borders with mature shrubs, bushes and trees, space for timber shed.



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 : 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.