

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Semi-detached family home
- Three bedrooms
- Family bathroom with white suite
- Extended rear lounge
- Separate dining/sitting room
- Fitted kitchen and breakfast room
- Guests wc and utility room
- Garage and off road parking
- Mature rear garden
- Set in a convenient location, close to schooling



KITTOE ROAD, FOUR OAKS, B74 4RY - GUIDE PRICE £450,000

This extended, well presented semi-detached family home, is set in a prime, convenient location, close to well regarded schooling. Having local shops available on Clarence Road and Mere Green, the property also has access to excellent public transport links by way of local bus services and the Cross City rail line. The accommodation briefly comprises reception hall, dining/sitting room, extended rear lounge, fitted kitchen with breakfast room off, utility, guest wc and garage. To the first floor are three good sized bedrooms and a family bathroom. Externally there is a mature rear garden and off road parking.

Set back from the roadway behind a multi-vehicle driveway having borders having shrubs and bushes, access to the property is gained via a pvc obscure double glazed multi-locking front door into:

RECEPTION HALL: Under stairs storage, stairs off, radiator, doors to:

DINING / SITTING ROOM: 9'5" x 9'4" Pvc double glazed window to front, obscure glazed double doors to lounge, radiator.

EXTENDED LOUNGE: 19'6" max / 17'5" min x 17'4" max / 14'2" min This extended room has pvc double glazed sliding doors and window to rear, obscure double glazed window to side, feature fireplace with stone hearth and surround, three radiators.

FITTED KITCHEN: 10'3" x 7'10" Pvc double glazed window to rear, one and a half bowl sink/drainage unit set into rolled edge work surfaces, tiled splash backs, fitted units to both base and wall level including drawers, inset oven/grill with extractor canopy over, space for fridge, plumbing for dishwasher, part tiled walls, tiled flooring, radiator.

OFFICE/BREAKFAST ROOM: 15'5" x 5'9" Pvc double glazed window to rear, obscure pvc double glazed door to side, fitted wall and base units including drawers, radiator, having versatility to be utilised as desired as another reception area.

UTILITY ROOM: Obscure multi-locking door to front, plumbing and space for washing machine and tumble dryer, space for fridge/freezer, fitted base and drawer units.

GUESTS WC: Obscure pvc double glazed window to front, low level wc, tiled flooring.

STAIRS TO LANDING: Pvc double glazed window to front, storage cupboard, doors to:

BEDROOM ONE: 12'6" x 11'1" Pvc double glazed window to rear, radiator.

BEDROOM TWO: 12'11" x 10'5" max / 9'3" min Pvc double glazed window to rear, radiator.

BEDROOM THREE: 9'6" x 9'4" Pvc double glazed window to front, radiator.,

FAMILY BATHROOM: 7'10" x 5'6" Two obscure pvc double glazed windows to front, matching suite comprising bath with shower over and glazed shower screen, wash hand basin, low level wc, tiled walls, wall mounted storage, radiator.

GARAGE: 16'7" x 8' Up and over garage door to front, door to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with lawn, mature shrubs and bushes, 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)

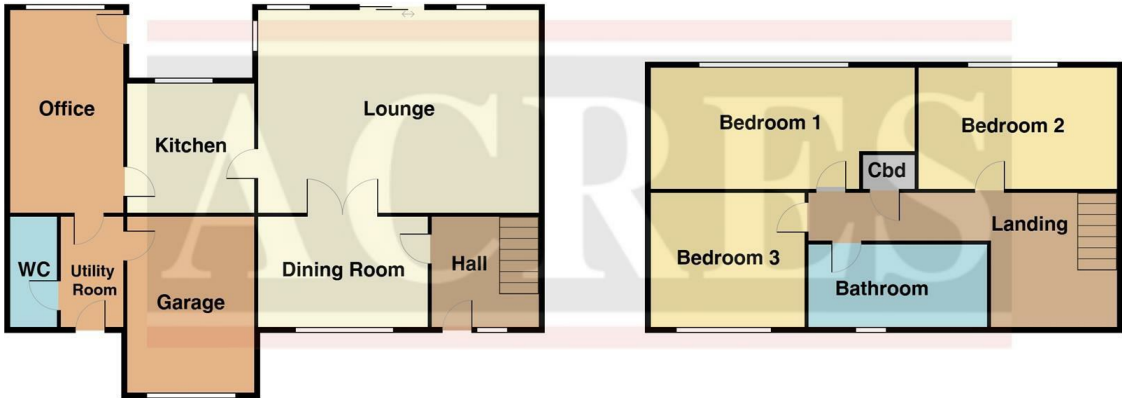
COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Kittoe Road, Sutton Coldfield, B74 4RY



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.