

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms
- ◆ En-suite shower room
- ◆ Well appointed family bathroom
- ◆ Attractive spacious lounge
- ◆ Study/play room
- ◆ Extended dining room
- ◆ Fitted breakfast kitchen
- ◆ Utility & guests wc
- ◆ Private rear garden



178 DOWER ROAD, FOUR OAKS, B75 6TB - OFFERS AROUND £475,000

This delightful, deceptively spacious, enlarged and well presented, traditional style, freehold, semi-detached family home, truly requires and internal inspection to fully appreciate its host of features and proportions. Set in a prime, central and sought after location within Four Oaks, the property is just a short stroll from well regarded schooling, the property is also well placed for public transport links by way of local bus services and the Cross City rail line at Four Oaks station. Mere Green with its host of restaurants, shopping facilities, cafes and further amenities, is also close by. Complemented by gas central heating and pvc double glazing (both where specified), this thoughtfully designed family home briefly comprises of enclosed porch, welcoming reception hall, attractive lounge, study/play room, extended dining room with family area, breakfast kitchen with utility off and guests wc. To the first floor there are four bedrooms, en-suite shower room and a well appointed family bathroom, additionally to the rear of the property is a mature garden.

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

CANOPY PORCH: Built-in storage cupboards, front door to:

RECEPTION HALLWAY: 10'1" x 5'10" Obscure multi-locking pvc double glazed door, two obscure double glazed windows to front.

LOUNGE: 14' x 12'2" Pvc double glazed window to front, stone effect fireplace with decorative surround and marble hearth, storage cupboard, radiator, double doors to:

DINING ROOM/DAY ROOM: 19'9" x 10'6" Pvc double glazed French doors to rear, two Velux skylights, parquet wood effect flooring, radiator.

STUDY/PLAY ROOM: 10'10" x 7'5" Pvc double glazed window to front, radiator, parquet wood effect flooring.

FITTED KITCHEN: 16'5" x 11'8" max / 8' min Pvc double glazed windows and door to rear, modern range of high gloss fitted units to both base and wall level including drawers and pull out storage, stainless steel inset sink set into square edged work surfaces, integrated dishwasher, fitted double oven with hob over and extractor canopy above, tiled splash backs, storage cupboard, tiled floor.

UTILITY: Fitted units to base and wall level, space for tumble dryer, plumbing for washing machine, tiled floor, leading to:

GUESTS WC: Obscure pvc double glazed window to side, low level wc, sink with vanity unit, tiled flooring, radiator.

STAIRS TO LANDING:

BEDROOM ONE: 15'11" x 7'5" Pvc double glazed window to front, radiator.

EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to rear, double shower cubicle with sliding glazed shower doors, tiled walls and floor, built-in low level wc, wash hand basin with vanity unit, wall mounted storage cupboard, radiator.

BEDROOM TWO: 14'9" x 10'1" Pvc double glazed window to front, radiator.

BEDROOM THREE: 10'10" x 9'9" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 9'1" x 8'3" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 7' x 5' Pvc double glazed obscure window to rear, tiled walls and flooring, matching white suite comprising bath with shower over, built-in low level wc, wash hand basin with vanity unit beneath, wall mounted storage unit, radiator.

OUTSIDE: Paved area for seating leading to lawn, having a variety of mature 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)

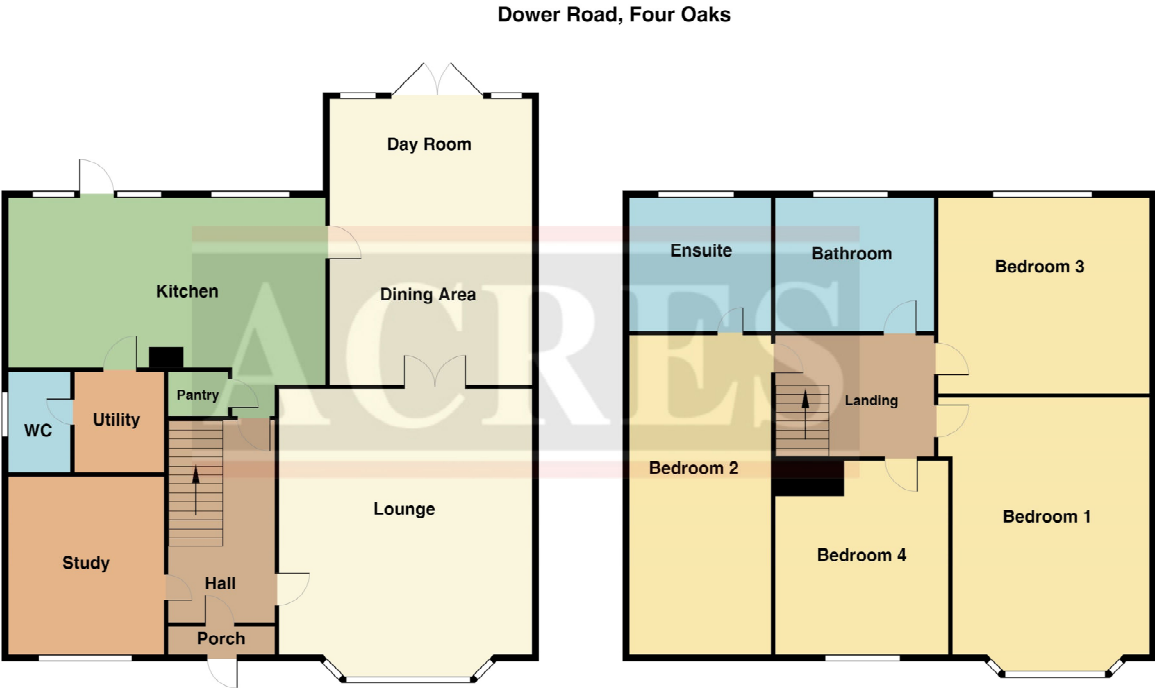
COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Little Sutton Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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.