

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Beautifully presented semi-detached family home
- Three well proportioned bedrooms
- Stylish & well appointed family bathroom
- Family lounge
- Superb extended open-plan kitchen, dining & family area
- Convenient ground floor shower room
- Large private rear garden offering excellent outdoor space
- Sought after location on the popular Tower Road
- Within easy reach of Mere Green amenities, excellent schools & transport links



TOWER ROAD, FOUR OAKS, B75 5EG - OFFERS AROUND £375,000

Situated on the highly desirable Tower Road, this beautifully presented semi-detached family home has been thoughtfully extended and finished to an excellent standard throughout. Offering spacious and contemporary living accommodation, the property features a superb open-plan kitchen, dining and family area alongside a separate family lounge, creating the perfect balance of entertaining and everyday family space. Benefitting from a downstairs shower room, three generous bedrooms, a well-appointed family bathroom, and a substantial private rear garden, the home is ideally positioned within easy reach of Mere Green's excellent amenities, highly regarded schools, and convenient rail links, making it an outstanding choice for families and commuters alike.

Set back from the roadway behind driveway providing off road parking, access to the property is gained via an obscure pvc double glazed door opening to:

RECEPTION HALLWAY: Stairs off, radiator with cover, door to:

LOUNGE: 16'2" max / 12'1" min x 13'8" Pvc double glazed window to front, coal effect feature fireplace having marble hearth and oak effect mantle, radiator, door to:

FITTED KITCHEN/DINING AREA: Kitchen: 19'5" x 12'2" Dining/Family Area: 11'8" x 8'3" Being open plan and extended to accommodate modern family living having pvc double glazed windows and French doors to rear, one and a half bowl sink/drain unit set into box edged work surfaces, contemporary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, having space for Range style cooker, space for fridge/freezer, integrated dishwasher, plumbing and space for washing machine, breakfast bar, space for dining table and chairs, seating area with space for sofas, tiled flooring, two radiators.

GROUND FLOOR SHOWER ROOM: 7'3" x 5'3" Matching suite comprising corner enclosed shower with glazed sliding doors, wash hand basin with vanity unit below, low level wc, tiled walls and flooring.

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

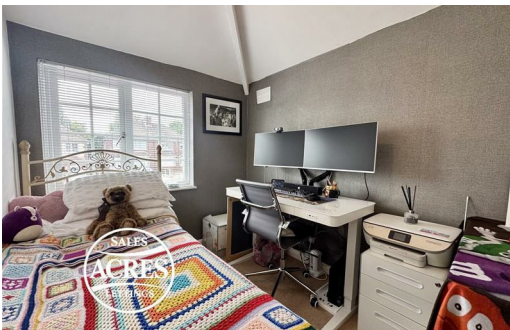
BEDROOM ONE: 12'3" x 12'3" Pvc double glazed window to front, three built-in wardrobes with sliding mirrored doors, radiator.

BEDROOM TWO: 12'1" x 8'9" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 9'9" x 7'4" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 7'6" x 5'4" Pvc double glazed window to rear, matching suite comprising bath with shower over and glazed shower screen, tiled splash backs, wash hand basin with vanity unit below, low level wc, tiled floor, part tiled walls, chrome ladder style radiator.

OUTSIDE: Generous mature garden having paved patio area, lawn, with borders having a variety of mature shrubs, bushes and trees, 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 : C **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

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



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.