

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three bedrooms
- Renewed family bathroom
- Extended rear lounge
- Separate dining room
- Fitted kitchen
- Utility room
- Side garage
- Generous, mature rear garden
- Set in a well regarded location, close to schools, shops and transport links at Mere Green
- Potential to development/extension (subject to planning permission)



WORCESTER LANE, FOUR OAKS, B75 5NJ - OFFERS AROUND £425,000

This well presented, improved semi-detached family home, is set in a prime, central and sought after location, close to well regarded schooling for all ages. Having access to shopping facilities at Mere Green and excellent public transport links by way of the Cross City rail line. The property has gas central heating and pvc double glazing (both where spacious) and benefits from having a generous, mature rear garden. The accommodation briefly comprises porch, reception hall, extended rear lounge, separate dining room, fitted kitchen, utility room and garage. To the first floor there are three bedrooms and a renewed, well appointed family bathroom.

Set back behind a multi-vehicle driveway with fore garden, there are borders with bushes and shrubs and has the potential for enlargement, access to the property is gained via a pvc double glazed door to front into:

PORCH: Pvc double glazed windows to front, obscure glazed door opens to:

RECEPTION HALL: Stairs off, herringbone flooring, radiator, useful under stairs storage cupboard, doors off to:

DINING/SITTING ROOM: 13'11" x 10'2" max / 9' min Pvc double glazed window to front, stone effect feature fireplace, radiator.

EXTENDED LOUNGE: 26'6" x 10'2" max / 6'8" min Pvc double glazed sliding doors to side, pvc double glazed window to rear, coal effect feature fireplace, picture window/serving hatch to kitchen, radiator.

FITTED KITCHEN: 10'10" x 6'11" Pvc double glazed window to rear, obscure glazed door to side, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, tiled splash backs, inset oven/grill, four ring gas hob with extractor canopy over, space for dishwasher, tile effect flooring, radiator.

UTILITY ROOM: 9'5" x 8'9" Glazed door and window to rear, plumbing and space for washing machine and tumble dryer, door to garage and:

GUESTS WC: Pvc double glazed window to rear, low level wc, tiled splash backs.

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

BEDROOM ONE: 13'9" x 10'2" Pvc double glazed window to front, radiator.

BEDROOM TWO: 11'5" x 10'2" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 8'5" x 6'2" Pvc double glazed window to front, radiator.

BATHROOM: 9'1" x 7'2" Obscure pvc double glazed window to rear, matching renewed suite comprising of bath, separate walk-in corner shower unit with glazed splash screen and gold dusted fittings, low level wc, wash hand basin with vanity unit below, gold dusted ladder style radiator, tile effect flooring.

GARAGE: 16'1" x 7'8" Double opening garage doors, door to rear, shelving to wall (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Generous rear garden separated into two sections having mature shrubs, bushes and trees, paved patio area, timber shed, scope for rear home office/garden room (STPP)

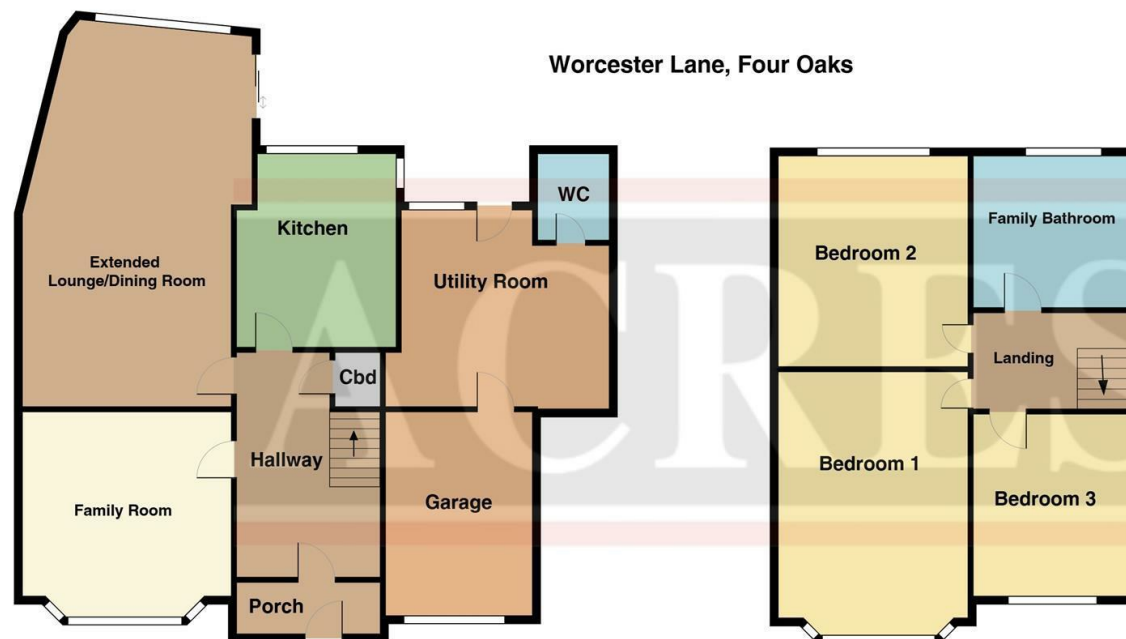


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.