

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Semi-detached family home
- Three bedrooms
- Shower room with separate wc
- Through lounge/dining room
- Breakfast kitchen
- Utility & guests wc
- Garage
- Private rear garden
- Sought after location
- No upward chain



**BUTLERS LANE, FOUR OAKS, B74 4RR - OFFERS AROUND £395,000**

This deceptively spacious, freehold, semi-detached family home, is set in a prime, central and sought after location, which is just a short stroll from well regarded schooling for all ages. The property is similarly placed for the Cross City rail line at Butlers Lane station, with Mere Green having amenities including cafes, restaurants and supermarkets. Being close to Sutton Park and Hill Hook Nature Reserve, the property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising porch, reception hall, through lounge/dining room, breakfast kitchen, utility room and guests wc. To the first floor there are three bedrooms and a well appointed shower with separate wc. Externally there is a single car garage and a private rear garden, the property offers the scope and potential for further development/alteration (subject necessary planning permissions/regulations), all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle paved driveway with fore garden having a variety of shrubs and bushes, gated side passageway for bins/storage, access to the property is gained via:

**PORCH:** Obscure glazed multi-locking front door and window to front, oak parquet flooring, storage cupboard, opening to:

**RECEPTION HALL:** Glazed window to front, oak parquet flooring, radiator, stairs off, doors to:

**THROUGH LOUNGE/DINING ROOM:** 24'2" x 14' max / 10'7" min Double glazed sliding doors to rear, triple glazed window to front, feature fireplace, two radiators, oak parquet flooring (under carpet).

**BREAKFAST KITCHEN:** 9'11" x 9'10" Double glazed window to rear, obscure glazed window to side, stainless steel sink/drainage unit set into square edged work surfaces, offering a range of matching units to both and wall level including drawers, space for cooker and fridge/freezer, space for breakfast bar, pantry cupboard with obscure glazed window to side, radiator.

**UTILITY/LEAN TO:** Obscure pvc double glazed door to front, obscure pvc double glazed door and windows to rear, offering two storage cupboards, Belfast sink, plumbing for washing machine, space for tumble dryer and fridge/freezer, tiled flooring, leading to:

**GUESTS WC:** Obscure glazed window to rear, low level wc, tiled flooring.

**STAIRS TO LANDING:** Triple glazed window to front, useful storage cupboard, doors to:

**BEDROOM ONE:** 13'5" x 10'9" Double glazed window to rear, double built-in wardrobe with mirrored sliding doors, radiator.

**BEDROOM TWO:** 10'7" x 9'11" Triple glazed window to front, radiator.

**BEDROOM THREE:** 9'5" x 7'7" Double glazed window to rear, useful storage cupboard, radiator.

**SHOWER ROOM:** 6' x 5'4" Obscure double glazed window to side, walk-in shower cubicle with electric power shower, wash hand basin, cork flooring, tiled walls, radiator.

**SEPARATE WC:** Obscure glazed window to side, low level wc.

**GARAGE:** 14'8" x 7'11" Up and over garage, obscure glazed window and door to side (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area with paved walkway leading to large lawn having a variety of shrubs, bushes and trees.



**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	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



25 Butlers Lane, Four Oaks



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.

