

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three generous bedrooms
- Well appointed shower room
- Spacious family lounge
- Separate dining room & conservatory
- Well appointed breakfast kitchen
- Generous rear garden
- Driveway providing off-road parking & car port.
- Within easy reach of well regarded schools & transport links
- Close to Sutton Park & local shopping facilities at Mere Green
- Excellent scope for extension or further development (STPP).



WORCESTER LANE, FOUR OAKS, B75 5NJ - OFFERS AROUND £485,000

Occupying a sought after position on Worcester Lane, this well proportioned semi-detached family home offers spacious accommodation, a beautifully landscaped rear garden, and excellent potential for further extension or redevelopment (subject to the necessary planning permissions and consents). Featuring generous living spaces, good sized bedrooms, and an enviable location close to highly regarded schools, local amenities and excellent transport links, this is an ideal opportunity for families and buyers looking to create a long-term home with scope to add further value.

Set back from the roadway behind a large multi-vehicle driveway and car port, access to the property is gained via an obscure multi-locking front door to side into:

RECEPTION HALL: Obscure pvc double glazed window to side, stairs off, radiator, doors to:

LOUNGE: 13'9" x 11'3" max / 9'8" min Pvc double glazed window to front, log effect feature fireplace recessed into wall, radiator, archway to:

CONSERVATORY: 12'4" x 9'8" Pvc double glazed windows to each elevation and French doors to side, wood effect flooring.

DINING/DAY ROOM: 13'9" max / 12'8" min x 8'9" Double glazed window to front, log effect feature fireplace recessed into wall, wood effect flooring, radiator.

FITTED KITCHEN: 10'5" x 7'8" Pvc double glazed window and door to rear, stainless steel sink/drainage unit set into rolled edge work surfaces with inset spotlights over, there is a range of matching units fitted to both base and wall level including drawers, five ring gas hob with extractor canopy above and splash back, double oven and grill, integrated dishwasher, space for fridge/freezer, large pantry cupboard, plumbing and space for washing machine, radiator, tiled flooring.

STAIRS TO LANDING: Pvc double glazed window to side, doors to:

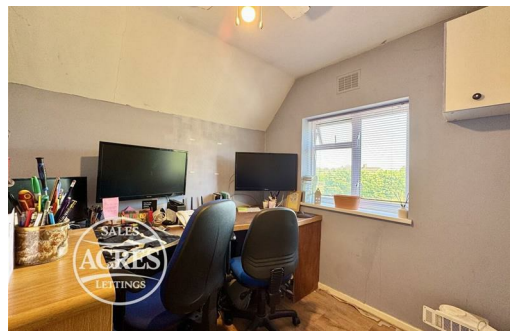
BEDROOM ONE: 13'9" x 11'3" max / 9'11" min Pvc double glazed windows to front and rear, two single built-in wardrobes, radiator.

BEDROOM TWO: 13'9" max / 12'8" min x 8'8" Pvc double glazed window to front, built-in wardrobe, radiator.

BEDROOM THREE: 8'6" x 8'4" Pvc double glazed window to rear, wood effect flooring, radiator.

FAMILY BATHROOM: 7'9" x 5'8" Obscure pvc double glazed window to rear, corner enclosed double shower unit with tiled splash backs, wash hand basin with vanity unit below, low level wc, wall mounted storage unit, tiled walls, wood effect flooring, chrome ladder style radiator.

OUTSIDE: Porcelain tiled patio area with pagoda being an ideal entertaining space, space for hot tub and fire pit, lawn with borders having mature shrubs, bushes and trees, three useful brick built stores, workshop, outside wc.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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)

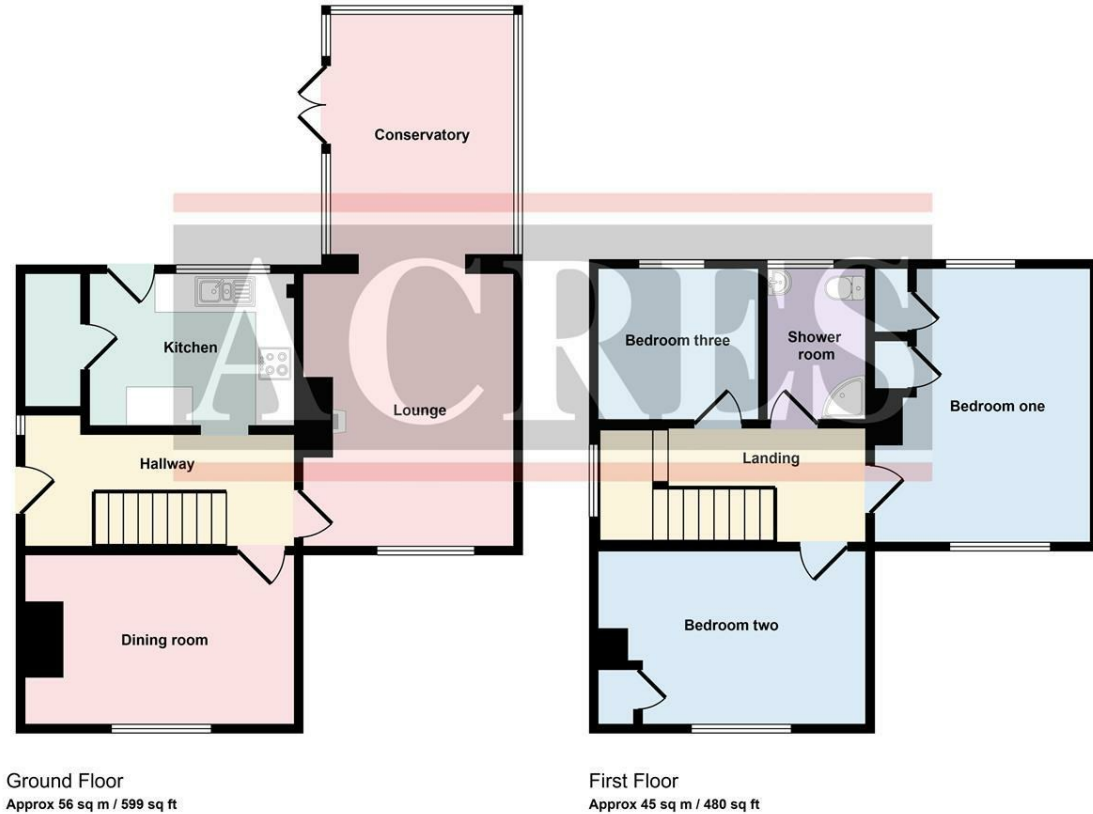
COUNCIL TAX BAND: D **COUNCIL:** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<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	



Approx Gross Internal Area
100 sq m / 1079 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.

