

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three good sized bedrooms
- Family bathroom
- Spacious through/lounge
- Kitchen set to the rear
- Conservatory overlooking mature rear garden
- Single car garage
- Prime, central and well regarded location
- Tenure freehold - carpets included
- Attractive, established rear garden with shrubs and bushes
- No upward chain



**BEATON ROAD, FOUR OAKS, B74 4RU - OFFERS AROUND £395,000**

Set in a well regarded central location, just a short stroll from the Arthur Terry senior school, the property is additionally served locally by infant and junior schooling. Furthermore, the Cross City rail line is set close by, as is Mere Green Shopping Centre. Complemented by PVC double glazing and having gas central heating (radiators where specified), to fully appreciate the property on offer, its spacious proportions and great scope, we highly recommend an internal inspection. Briefly comprising: enclosed porch, generous through/lounge, rear conservatory, kitchen, three bedrooms, family bathroom, garage, well-stocked approximate southerly rear garden.

Set back from the roadway behind a tarmac driveway having shrubs and bushes set to side. Access is gained to the property via a PVC door having double-glazed insets opening to:

RECEPTION HALL: PVC double-glazed window to front, double radiator, stairs off.

SPACIOUS THROUGH-LOUNGE: 18'7" x 11'10" PVC double-glazed window to front, coal-effect living flame gas fire set on a marble hearth having matching recess, fire surround, deep storage cupboard off, PVC double-glazed patio doors open to:

REAR CONSERVATORY: 11'0" x 7'0" PVC double-glazed windows to side and rear, with double-glazed double French doors to garden.

KITCHEN: 11'3" x 7'10" PVC double-glazed window to rear, part PVC double-glazed door to side, enamel one-and-a-half bowl sink unit set into rolled-edge work surfaces, having fitted units to base and wall level, drawer unit, cooker, tiled floor and splashbacks, double radiator.

STAIRS TO LANDING: PVC double-glazed window to rear.

BEDROOM 1: 12'0" x 10'5" PVC double-glazed window to front, radiator.

BEDROOM 2: 12'0" x 8'0" PVC double-glazed window to rear.

BEDROOM 3: 10'4" x 8'3" PVC double-glazed window to front, radiator.

BATHROOM: PVC double-glazed obscure window to side, matching suite comprising bath, vanity wash hand basin set into rolled-edge surround, low-flush WC, tiled splashbacks, double radiator.

SINGLE-CAR GARAGE: (Prospective purchasers should check the suitability of the garage for their own vehicle.)

OUTSIDE: Block-paved patio area to a lawn garden having mature shrubs and bushes and being given approximate southerly elevation.





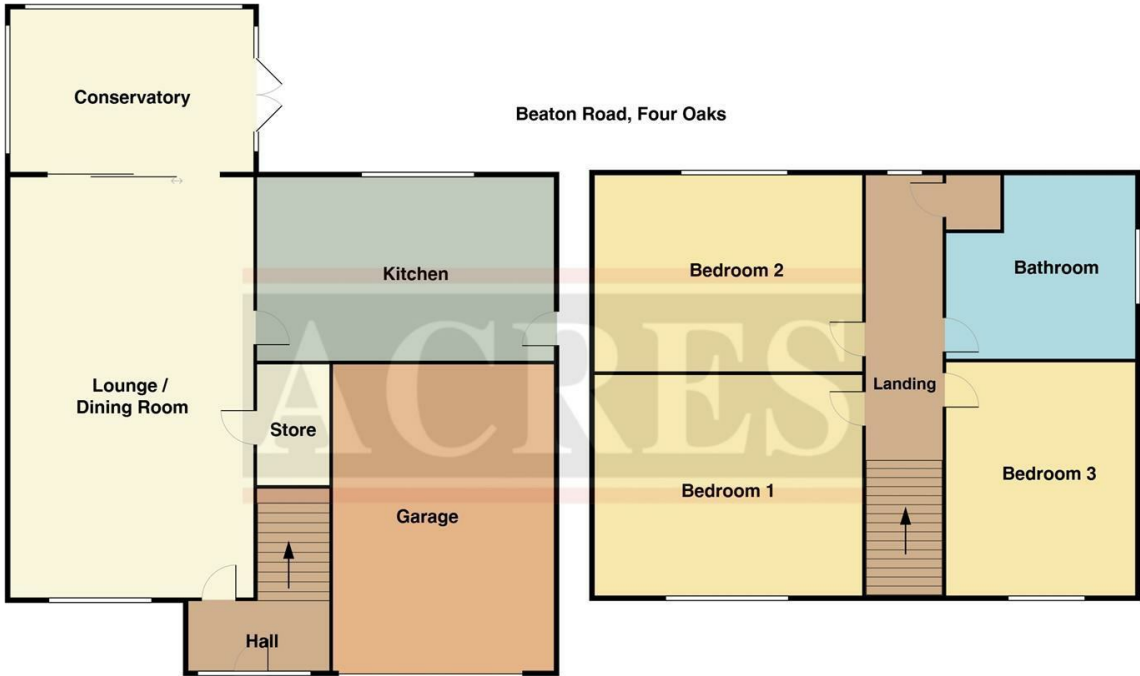


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

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		
(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.