

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Semi-detached family home
- Three bedrooms
- Bathroom with white suite
- Dual aspect lounge
- Fitted breakfast kitchen
- Generous rear garden
- Off road parking
- Sought after location
- Close to well regarded schooling
- No upward chain



***BLACKBERRY LANE, FOUR OAKS, B74 4JE - PRICE GUIDE £275,000***

This well maintained and improved semi detached property is set within a convenient residential location giving easy access to public transport by way of both local bus services and the Cross City rail line at Butlers Lane. Having well regarded schooling for all ages close by, the property has local shops available on Clarence Road, at 'The Crown' and in the heart of Mere Green. Benefitting from off road parking to the front, the property comprises three bedrooms, to the ground floor is a bathroom with white suite, spacious lounge with dual aspect, large fitted breakfast kitchen, is pvc double glazed and gas centrally heated (both where specified), together with having a generous rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Being set back from the roadway behind a block paved driveway, pathway give access to the accommodation via a pvc front door with coloured glazed inset into:

**RECEPTION HALL:** Radiator, useful walk-in storage cupboards, with obscure pvc double glazed window overlooking side, under stairs storage, laminate wood effect flooring throughout and doors giving access to:

**THROUGH LOUNGE:** 17' x 10'7" max / 9'5" min Pvc double glazed leaded window overlooking front and pvc double glazed patio doors giving access to the rear garden, fireplace with a marble effect mantle and surround, radiator, cupboard housing electric meter.

**KITCHEN:** 12'0" x 10'7" Pvc double glazed leaded window overlooking rear and pvc part double glazed door to garden, further pvc double glazed leaded window to side, having a range of fitted base, wall and drawer units, inset sink with drainer and matching mixer tap, integrated electric oven and gas hob with concealed extractor above, plumbing for washing machine, wood effect laminate worktops, tiled splashbacks, laminate wood effect flooring, radiator, serving hatch to lounge, space for breakfast table and chairs.

**BATHROOM:** Pvc obscure glazed leaded window overlooking front, white suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, tiled splashbacks, radiator.

**STAIRS TO LANDING:** Having a pvc obscure double glazed window overlooking side, loft hatch access.

**BEDROOM ONE:** 12'11" x 10'8" Pvc double glazed leaded window overlooking rear, radiator.

**BEDROOM TWO:** 10'8" x 8'9" Pvc double glazed leaded window overlooking rear, radiator.

**BEDROOM THREE:** 10'8" x 5'11" Pvc double glazed leaded window overlooking front, radiator.

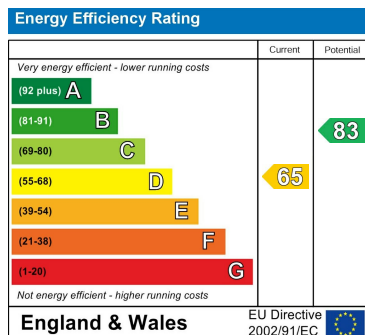
**OUTSIDE:** Generous raised patio area with wrought iron railings and steps leading down to lawned area, having timber fencing, being well screened to the rear with mature trees and shrubs, side access.



**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



Blackberry 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.