

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three bedrooms
- Bathroom
- Through lounge/dining room
- Kitchen & utility room
- Garage
- Rear garden
- No upward chain
- Close to schooling & transport links
- Potential for modernisation/alteration



WORCESTER LANE, FOUR OAKS, B75 5NB - OFFERS OVER £350,000

Set close to Mere Green centre where there is an array of shops, bars, restaurants and cafes, the property is in a prime, central and convenient location. Being a great opportunity for further modernisation/alteration, the property benefits from pvc double glazing and gas central heating (both where specified). Having access to well regarded schooling for all ages, there are also excellent public transport links close by including access to the Cross City rail line. Briefly comprising porch, reception hall, through lounge/dining room, kitchen, utility room, three bedrooms, bathroom, garage and rear garden. To fully appreciate the potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle paved driveway with fore garden, access to the property is gained via double glazed sliding doors into:

PORCH: Double glazed windows to front and side, tiled flooring, obscure glazed front door opens to:

RECEPTION HALL: Useful under stairs storage cupboard, stairs off, radiator, doors to:

THROUGH LOUNGE/DINING AREA: 26'6" x 10'1" max / 9' min Pvc double glazed bay window to front, double glazed sliding doors to rear, fireplace with stone hearth, two radiators.

FITTED KITCHEN: 8'10" x 7'7" Double glazed window to rear, stainless steel sink/drainage unit set into rolled edge work surfaces, tiled splash backs, matching units fitted to both base and wall level including drawers, inset oven and grill, four ring gas hob with extractor canopy over, obscure glazed door to:

UTILITY ROOM: Glazed picture window to wc, two double storage cupboards, obscure pvc double glazed door to rear, plumbing and space for washing machine and dryer, door to garage and:

GUESTS WC: Double glazed window to rear, low level wc, wall hung sink unit, part tiled walls, tiled floor.

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

BEDROOM ONE: 13'1" x 10'3" max / 9'2" min Pvc double glazed window to front, radiator.

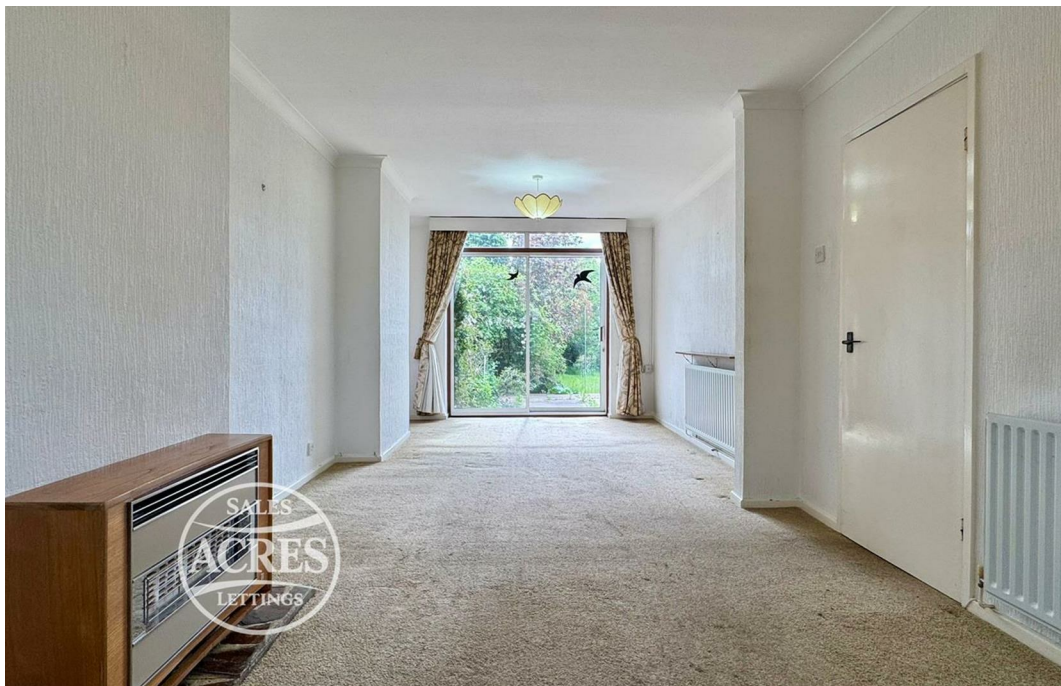
BEDROOM TWO: 11'4" x 10'3" max / 9'1" min Pvc double glazed window to rear, radiator.

BEDROOM THREE: 11'5" max / 8'3" min x 6' Pvc double glazed bay window to front, radiator.

BATHROOM: 8'3" max / 6'1" min x 6'11" max / 4'7" min Obscure pvc double glazed window to rear, bath with shower over, glazed folding splash screen, wash hand basin, low level wc, tiled walls, radiator, useful storage/linen cupboard.

GARAGE: 16'2" x 7'8" Double opening garage door to front (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area leading to lawn having borders with a range of mature shrubs, bushes and trees.

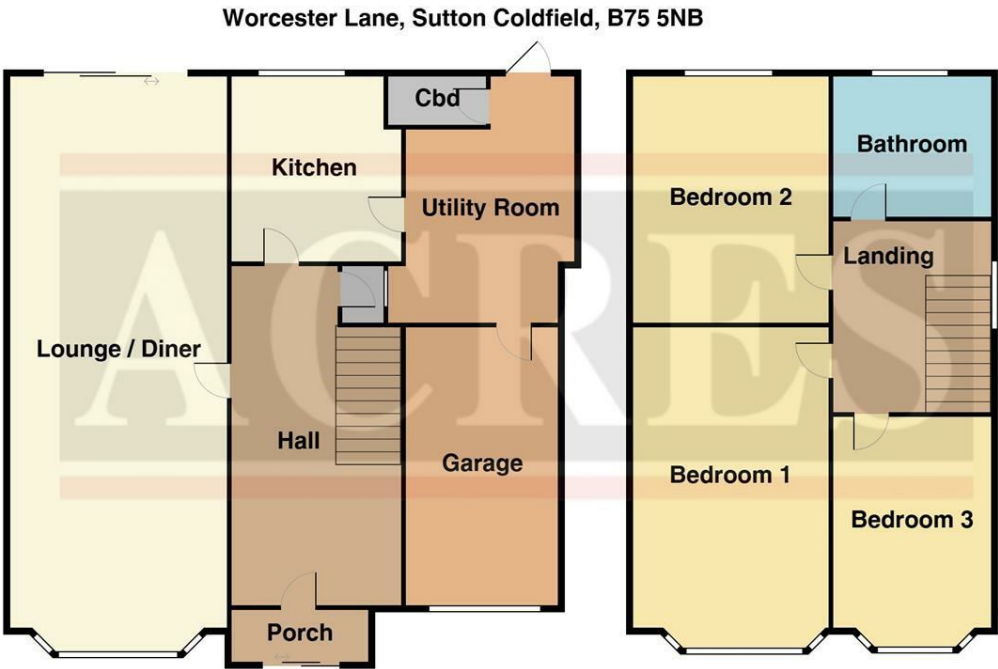


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
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 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.