ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Traditional style semi-detached family home
- Five bedrooms, bedroom five to the second floor
- Family bathroom
- Lounge
- Open plan kitchen/dining area
- Utility room
- Garage
- Rear garden
- Prime central location
- Close to well regarded schooling





FOUR OAKS COMMON ROAD, FOUR OAKS, B74 4NL - OFFERS AROUND £525,000

This traditional styled, semi-detached family home is set in a prime, central location, close to well regarded schooling for all ages. Having access to local shops and public transport links, the property offers spacious living accommodation suitable for growing families. Having porch, reception hall, lounge, open plan kitchen/diner, utility room and garage. To the first floor are four bedrooms and a family bathroom and to the second floor is a generous further bedroom. Externally there is a rear garden and multi-vehicle driveway.

Set back from the roadway behind a multi-vehicle driveway, access to the property is gained via a pvc double glazed door to front into:

PORCH: Pvc double glazed windows to front and side, wood effect flooring, obscure glazed door to front opening to:

RECEPTION HALL: Two useful storage cupboards, stairs off, radiator, doors to:

LOUNGE: 21'1" x 11' max / 9'11" min Pvc double glazed bay window to front, two radiators, glazed door to:

BREAKFAST KITCHEN: 21'9" max / 10'6" min x 20'7" max / 10'10" min Pvc double glazed window and French doors to rear, one and a half bowl stainless steel sink/drainer unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, splash backs, inset oven and grill, ceramic induction hob, integrated dishwasher, space for fridge/freezer, tiled flooring, breakfast bar with space for stools, being open plan with dining/living area, radiator.

STAIRS TO LANDING: Stairs off to second floor, doors to:

BEDROOM ONE: 14'1" x 9'10" Pvc double glazed bay window to rear, two double built-in wardrobes with overhead storage cupboards, wood effect flooring, radiator.

BEDROOM TWO: 12'7" x 10'11" Pvc double glazed bay window to front, three single and one double built-in wardrobes, radiator.

BEDROOM THREE: 14' max / 7'1" min x 10'7" max / 5'6" min Two pvc double glazed windows to front, radiator.

BEDROOM FOUR: 8'9" x 7'3" Pvc double glazed window to rear, wood effect flooring, radiator.

FAMILY BATHROOM: 8' x 5'10" Obscure pvc double glazed window to rear, corner bath, corner shower unit, low level wc, wash hand basin with vanity unit below, chrome ladder style radiator.

STAIRS TO SECOND FLOOR LANDING: Velux skylight, storage cupboard, wood effect flooring, doors to:

BEDROOM FIVE: 17'6" max / 15'9" min x 10'8" max / 7'1" min Two pvc double glazed windows to rear, Velux skylights to front, wood effect flooring.

GARAGE: 25'3" x 7'10" Garage door to front (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area leading to a low maintenance artificial lawn, space for two sheds, mature shrubs, bushes and trees.











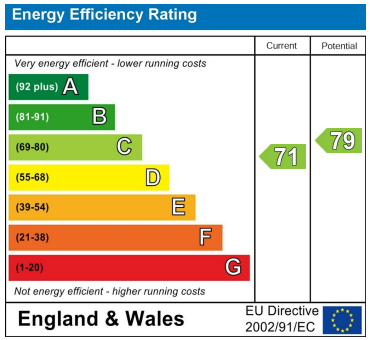

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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)

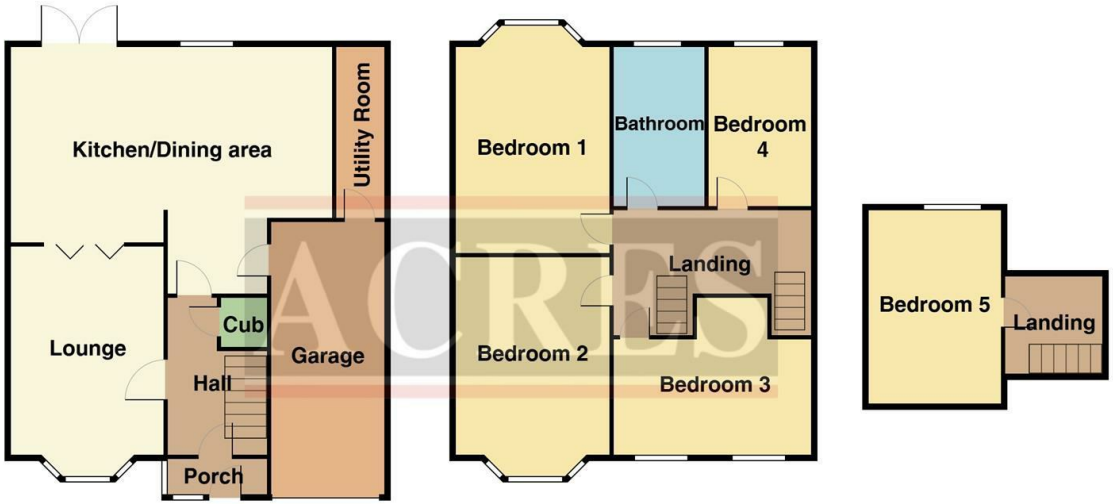
COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088





Four Oaks Common Road, Sutton Coldfield, B74 4NL



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.