

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Extended semi-detached family home
- ◆ Three bedrooms
- ◆ Family bathroom
- ◆ Open plan living room/kitchen
- ◆ Family room
- ◆ Ground floor shower room
- ◆ Utility room
- ◆ Generous rear garden



***6 FOUR OAKS COMMON ROAD, FOUR OAKS, B74 4NJ - OFFERS AROUND £468,000***

This traditional style, extended and much improved, semi-detached family home offers gas central heating and pvc double glazing (both where specified). Set close to shopping facilities at 'The Crown' together with public transport links the property is within easy access of Sutton Park, along with well regarded schooling for all ages. Being tastefully decorated and much improved, the accommodation comprises porch, reception hall, family room, open plan living area/kitchen, ground floor shower room, separate utility area, three bedrooms and a family bathroom. The property additionally benefits from a generous, mature rear garden. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind mature hedges to fore providing screening, there is a driveway providing off road parking and access is gained to the accommodation via:

**ENCLOSED PORCH:** Door to:

**RECEPTION HALLWAY:** Stairs off, under stairs storage cupboard, radiator, door to:

**FAMILY ROOM:** 12'6" x 6'8" : Double glazed bow window to front, radiator.

**OPEN PLAN LIVING AREA/KITCHEN:** 23'4" max x 18'9" max :Double glazed windows to front and rear, walkway to kitchen, two radiators, doors to:

**KITCHEN AREA:** 15'7" x 9'2" Double glazed window to rear, part double glazed door to side, having a range of wall and base level units with work surfaces over incorporating hob, oven, extractor hood, one and a half bowl single drainer sink unit, tiled splash backs, radiator.

**SHOWER ROOM:** Enclosed shower cubicle, low flushing wc, wash hand basin, tiled walls, heated towel rail.

**UTILITY ROOM:** Wall units, work surfaces under, plumbing for washing machine.

**STAIRS TO LANDING:** Obscure window to side, loft access, doors off to:

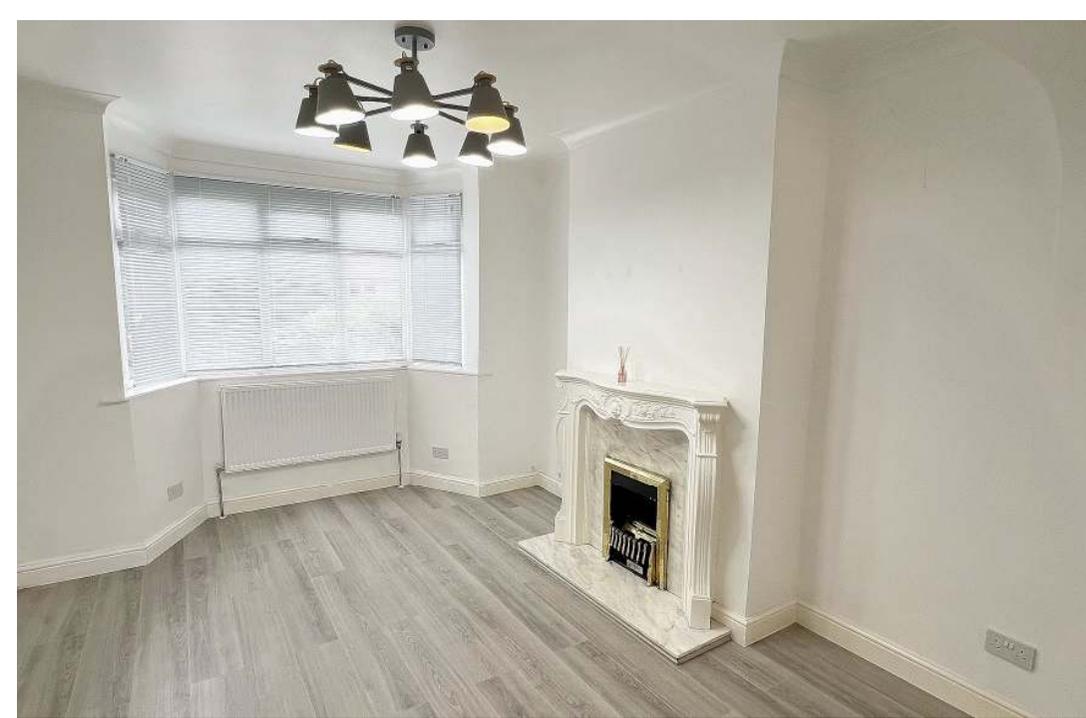
**BEDROOM ONE:** 13' max into bay x 10'10" max Double glazed bay window to front, radiator.

**BEDROOM TWO:** 12'3" x 9'11" Double glazed window to rear, radiator.

**BEDROOM THREE:** 8'10" x 8'5" Double glazed window to rear, radiator.

**BATHROOM:** Obscure double glazed window to front, matching suite comprising bath, shower cubicle, low flushing wc, wash hand basin, tiled walls, heated towel rail, tiled floor.

**OUTSIDE:** Paved patio with a generous lawn area beyond having mature borders with a variety of shrubs and bushes



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

**COUNCIL TAX BAND:** D

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088

**LOCATION:** Set off Walsall Road/Clarence Road .

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.