

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- End townhouse
- Two double bedrooms
- Open-plan kitchen/diner
- Family lounge
- Well appointed family bathroom
- Large rear garden divided into three sections
- Decked and panelled garden areas
- Popular Four Oaks location
- Close to Mere Green shops and amenities
- Excellent transport links including Four Oaks train station



**CLARENDON ROAD, FOUR OAKS, B75 5JY - OFFERS AROUND £300,000**

Situated on the popular Clarendon Road in Four Oaks, this attractive property offers stylish and well balanced accommodation suited to modern living. The home features a contemporary open-plan kitchen/diner, complemented by a separate family lounge. Well positioned for the amenities of Mere Green and excellent commuter links via Four Oaks train station, the property further benefits from a generously sized rear garden. Internally, the property is arranged to maximise both space and natural light. Upstairs, there are two well proportioned double bedrooms, served by a well appointed family bathroom. Externally, the large rear garden is a standout feature, thoughtfully divided into three distinct sections, incorporating areas of decking and panelling, offering flexibility for relaxation, entertaining and outdoor enjoyment.

Set back from the roadway behind a multi-vehicle driveway with steps leading to an obscure pvc double glazed door into:

**RECEPTION HALL:** Wood effect flooring, stairs off, radiator, door leading to:

**LOUNGE:** 14' x 11'6" max / 10'8" min Pvc double glazed bay window to front, door to kitchen, alcove for fireplace, marble hearth with decorative, traditional surround, radiator.

**KITCHEN/DINER:** 15' max / 13'10" min x 11'5" Pvc double glazed window and double French doors to rear garden, one and half bowl sink/drainage unit set into rolled edge work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, four ring gas hob with extractor canopy over, inset oven and grill, integrated washing machine and dishwasher, space for fridge/freezer, pantry unit, space for dining table and chairs, decorative alcove for fireplace, tiled floor, radiator.

**STAIRS TO LANDING:** Pvc double glazed obscure window to side, doors to:

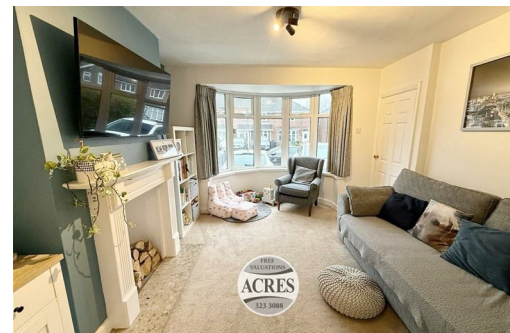
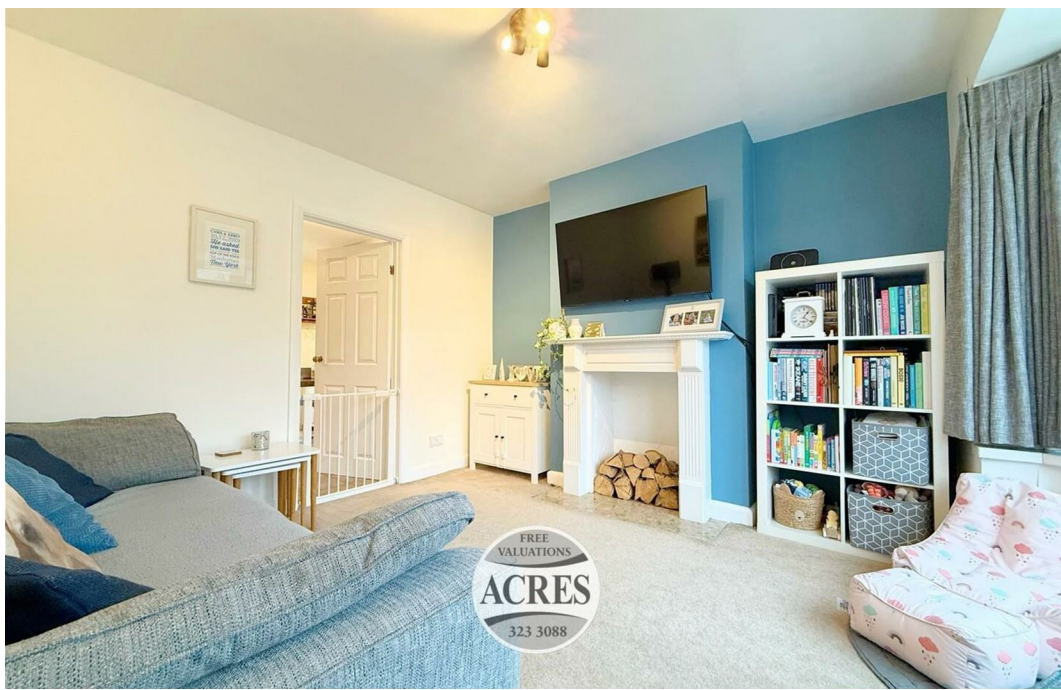
**BEDROOM ONE:** 11'10" x 10'11" Pvc double glazed window to front, double built-in wardrobe with mirrored sliding doors, radiator.

**BEDROOM TWO:** 11' x 9' max / 8'min Pvc double glazed window to rear, radiator.

**BATHROOM:** 7'11" x 5'7" Pvc double glazed obscure window to rear, suite comprising bath with shower over, low level wc, wash hand basin, wall mounted storage unit, chrome ladder style radiator, tiled walls and floor.

**OUTSIDE:** Separated into three sections, with decked area, steps down to lawn with further two lawned areas, timber shed, borders with a variety of mature shrubs and bushes.






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**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)

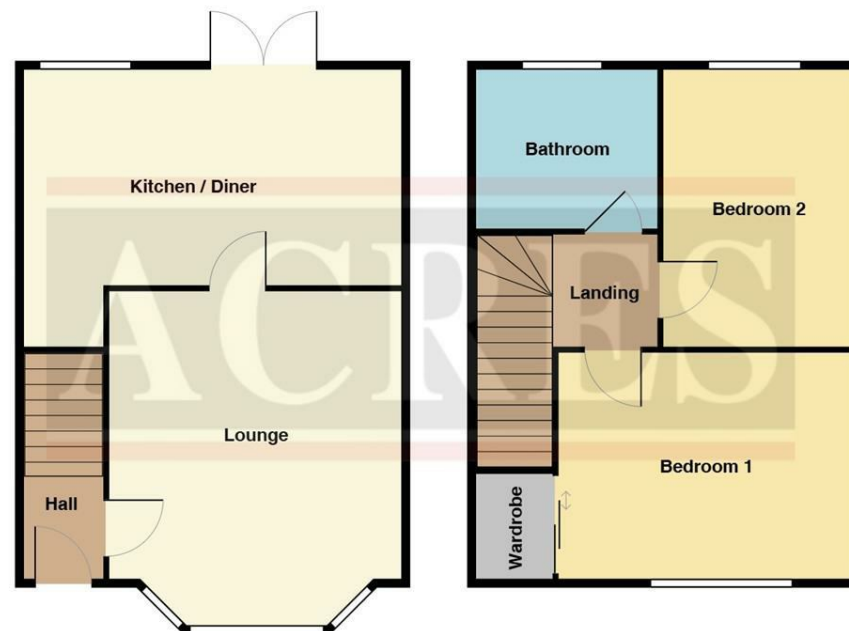
**COUNCIL TAX BAND :** B                      **COUNCIL :** Birmingham

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Clarendon Road, Sutton Four Oaks, Sutton Coldfield, B75 5JY**



**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.