



- Extended semi-detached family home
- Three bedrooms
- Well appointed family bathroom & separate wc
- Lounge & open plan second sitting/dining room
- Fitted kitchen
- Separate utility room & guests wc
- Garage
- Large private rear garden
- Within sought after school catchment areas
- Scope to extend to side and rear (subject to planning)



**CLARENCE ROAD,, FOUR OAKS, B74 4LE - OFFERS AROUND £475,000**

This semi-detached family home occupies a desirable position on Clarence Road, close to Mere Green, local shops at 'The Crown' and is within popular school catchment areas. Already being extended, the home offers generous family accommodation with potential for further side and rear extension (subject to planning). The ground floor comprises a lounge and spacious open plan sitting/dining/living room, complemented by a kitchen, utility room, and guest WC. Upstairs are three well proportioned bedrooms and a family bathroom with separate wc. Externally, the property boasts a large private rear garden, ideal for children, entertaining, or future expansion.

Set back from the roadway behind a multi-vehicle driveway having fore garden with shrubs and bushes, access is gained via two multi-locking pvc double glazed doors into:

**PORCH:** Tiled floor, obscure glazed door opens to:

**RECEPTION HALLWAY:** Obscure glazed window to front, under stairs storage cupboard, stairs off, oak flooring, radiator, doors to:

**LOUNGE:** 15'9" max / 13'6" min x 12' max / 10' min Pvc double glazed window to front, coal effect gas feature fireplace with tiled hearth, rustic brick effect surround and mantle, radiator.

**EXTENDED DINING ROOM:** 25'3" x 10'5" max / 7'10" min Pvc double glazed windows to side and rear, pvc double glazed French doors to side, Velux skylights, oak flooring throughout, two radiators.

**FITTED KITCHEN:** 12'3" max / 8'10" min x 8'3" max / 7'10" min Pvc double glazed windows to side and rear, pvc double glazed door to side, sink/drainer unit set into rolled edge work surfaces with tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated oven and grill, four ring gas hob with extractor over, space for fridge/freezer.

**UTILITY ROOM:** 12'5" max / 7'11" min x 8' max / 3'6" min Glazed windows to side and rear, glazed door to rear, work surfaces, plumbing and space for washing machine and dryer, opening to:

**GUESTS WC:** Low level wc, wash hand basin.

**STAIRS TO LANDING:** Obscure glazed window to side, doors to:

**BEDROOM ONE:** 15'9" max / 13'6" min x 11'11" Pvc double glazed window to front, radiator.

**BEDROOM TWO:** 14' x 10'5" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 9'1" x 7'11" Pvc double glazed window to rear, wood effect flooring, radiator.

**BATHROOM:** 7'6" x 6'4" Obscure glazed window to front, suite comprising bath with shower over and glazed shower screen, wash hand basin with vanity unit below, tiled floor, useful storage cupboard housing hot water tank, chrome ladder style radiator.

**SEPARATE WC:** Obscure pvc double glazed window to side, low level wc, tiled flooring, chrome ladder style radiator.

**GARAGE:** 16'6" x 7'5" Up and over garage door, fitted shelving (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area with space to side offering potential for enlargement/alteration (subject to planning permissions), steps lead to large lawn with water feature, surrounded by borders with shrubs, bushes and trees, overlooking fields, potential space for home office/gym.



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TENURE:

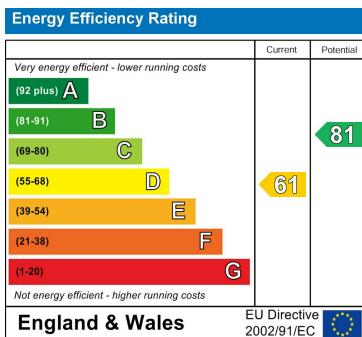
We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D

COUNCIL : Birmingham

VIEWING:

Highly recommended via Acres on 0121 323 3088



Clarence Road, Sutton Four Oaks, Sutton Coldfield, B74 4LE



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.