

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached family home
- Three bedrooms
- Bathroom
- Lounge with fireplace
- Dining room with further fireplace
- Fitted breakfast kitchen
- Courtyard garden
- No upward chain
- Central, convenient location
- Close to public transport links & local shops



**LICHFIELD ROAD, FOUR OAKS, B74 2UU - OFFERS AROUND £495,000**

This well presented, improved, detached family home, is set in a prime, central and convenient location. Located close to public transport links, being adjacent to Four Oaks station so having access to the Cross City rail line linking Birmingham and Lichfield city centres, together with bus routes. Further amenities and local shops are available at Mere Green, there are well regarded schools for all ages close by and nearby access to Sutton Park. Complemented by pvc double glazing and gas central heating (both where specified), the property has the added benefit of having no upward chain. Briefly comprising porch, reception hall, lounge, dining room, fitted breakfast kitchen, three bedrooms and bathroom. Externally there is off road parking to fore and a low maintenance courtyard garden to the rear. To fully appreciate the deceptively spacious accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a pebbled, multi-vehicle driveway with lawned fore garden, access is gained to the accommodation via:

**PORCH:** Pvc double glazed door and windows to front and side, quarry tiled floor, multi-locking oak front door with stained glass inset into:

**RECEPTION HALL:** Stairs off, quarry tiled floor, under stairs storage cupboard, double glazed window to side, radiator, doors to:

**LOUNGE:** 13' max / 11' min x 12'11" max / 11'10" min Pvc double glazed window to front, feature fireplace with contemporary surround and mantle, central stove style fire, radiator.

**DINING ROOM:** 13' max / 11'5" min x 13' Pvc double glazed window to side, feature fireplace with brick surround and contemporary mantle, central stove style fireplace, radiator.

**FITTED KITCHEN:** 13'6" x 8'10" Pvc double glazed windows to side and rear, pvc double glazed obscure door to garden, one and a half bowl stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, integrated double oven and four ring gas hob with extractor canopy above, tiled splash backs, plumbing for washing machine, dishwasher and fridge/freezer (being included), wood effect flooring.

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

**BEDROOM ONE:** 13'1" x 13' Pvc double glazed window to rear, radiator.

**BEDROOM TWO:** 13' max / 11'10" min x 11' Pvc double glazed window to front, radiator.

**BEDROOM THREE:** 13' max / 8'1" min x 9'1" max / 5'11" min Pvc double glazed window to side, radiator.

**BATHROOM:** Pvc double glazed obscure window to front, white suite comprising bath with shower over and glazed folding shower screen, wash hand basin, low level wc, tiled splash backs, useful storage cupboard.

**OUTSIDE:** Courtyard with low maintenance lawn, corner plant bed and paving for seating, garden shed (being included).



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



**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		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Lichfield Road, Sutton Four Oaks, Sutton Coldfield, B74 2UU



**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.