

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three good bedrooms
- White bathroom
- Front lounge
- Rear dining room
- Fitted kitchen
- Side lobby & stores (having potential for conversion)
- Separate wc
- Generous, mature, southerly rear garden
- Scope for alteration/further modernisation
- No upward chain



CLARENCE ROAD, FOUR OAKS, B74 4LU - OFFERS AROUND £330,000

Set in a prime, central and well regarded location, close to sought after schooling for all ages, the property additionally is served locally by excellent public transport links including access to the Cross City rail line and local bus services. A range of shopping facilities are available within short walking distance, furthermore the property is also set within only a few hundred metres of a delightful nature reserve and open countryside. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, it's true proportions and further potential, we highly recommend an internal inspection. Briefly comprising enclosed porch, reception hall, lounge, separate dining room, fitted kitchen, side lobby having two store rooms off, having great potential for further alteration/conversion and separate wc. To the first floor there are three good bedrooms, together with a family bathroom having white suite. Externally the property benefits from a generous, mature, southerly rear garden.

Set back from the roadway behind a twin car driveway having side lawn with privet hedge, access is gained to the property via a pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, obscure glazed door opens to:

RECEPTION HALL: Double radiator.

LOUNGE: 14'6" max / 13'6" min x 10'4" Pvc double glazed window to front, coal effect living flame gas fire set on a tiled hearth having matching surround.

DINING ROOM: 10'3" x 10' Pvc double glazed window to rear, radiator.

FITTED KITCHEN: 14'6" max / 7'8" min x 8'3" max / 4'10" min Pvc double glazed window to rear, single drainer sink unit having base unit beneath, there is a further range of fitted units to both base and wall level including drawers, complementary rolled edge work surfaces with tiled splash backs, fitted stainless steel oven, gas hob, recess for washing machine and space for fridge/freezer, double radiator, pantry cupboard having obscure window and shelving.

SIDE LOBBY: Pvc doors to front and rear, useful storage cupboard.

SEPARATE WC: Having white wc.

STORE ROOM: 9'6" x 4'8" Obscure window to front.

STAIRS TO LANDING: Pvc double glazed obscure window to side.

BEDROOM ONE: 13'5" x 10'6" Two pvc double glazed windows to front, radiator, built-in wardrobe.

BEDROOM TWO: 12'4" x 9'8" max / 8'4" min Pvc double glazed window to rear, radiator.

BEDROOM THREE: 9'10" max / 7'6" min x 8'2" max / 4'9" min Pvc double glazed window to front, built-in cupboard/wardrobe, radiator.

BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over, wash hand basin, low flushing wc, tiled splash backs, radiator, airing cupboard.

OUTSIDE: Patio area to a generous, mature and private rear garden, having lawn together with shrubs and bushes and being of an approximate southerly aspect.



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)

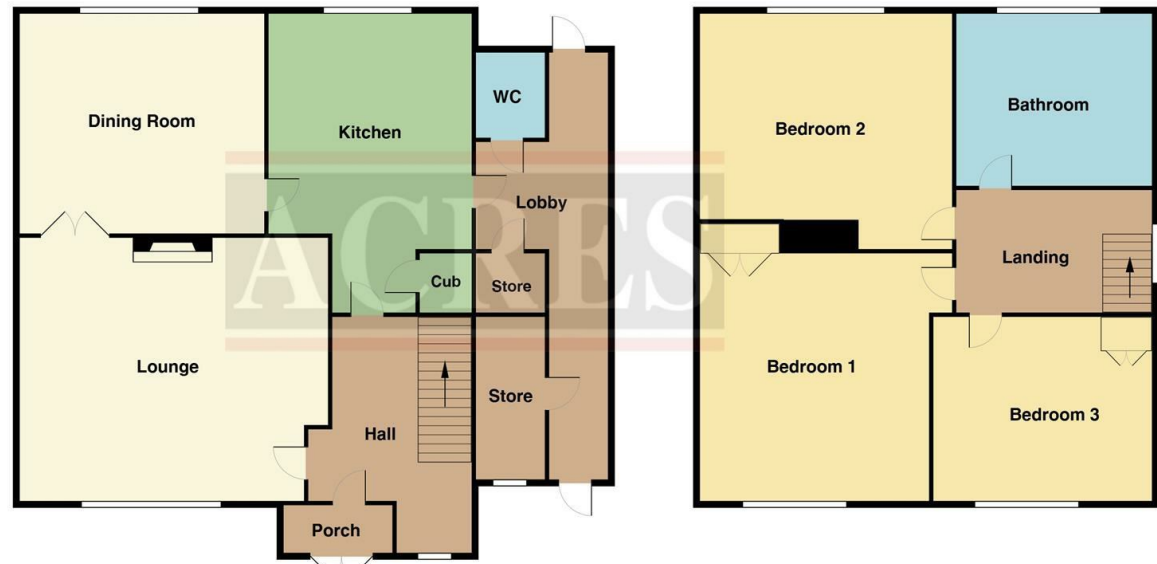
COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Clarence Road, Four Oaks



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.