

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Mid-terraced home, set over three floors
- Three double bedrooms
- En-suite shower room & walk-in wardrobe to master
- Well appointed family bathroom
- Spacious lounge/diner
- Fitted kitchen
- Guest WC
- Rear garden
- Separate garage
- No upward chain



ROUGHLEY FARM ROAD, FOUR OAKS, B75 5TY - OFFERS AROUND £325,000

Offered for sale with no upward chain, this mid-terraced home on Roughley Farm Road provides well proportioned accommodation set over three floors. complemented by a rear garden and separate garage. The property features a spacious lounge/diner, fitted kitchen, together with a useful guest WC. Three double bedrooms offer comfortable family accommodation, served by an en-suite shower room and walk-in wardrobe to the master and a further well-appointed family bathroom. An appealing opportunity for purchasers seeking a home with generous bedroom space and the convenience of a chain-free purchase, with viewing recommended to appreciate the accommodation on offer.

Set back from the roadway, there is a garage set to the side with gravel fore garden, a central paved pathway leads to:

CANOPY PORCH: Courtesy lighting, multi-locking part obscure glazed front door opens to:

RECEPTION HALLWAY: Useful storage cupboard, stairs off, tiled flooring, radiator, doors open to:

GUESTS WC: Obscure pvc double glazed window to front, low level wc, wash hand basin with vanity unit below, radiator.

LOUNGE: 17'10" max / 15'1" min x 12'10" max / 9'5" min Pvc double glazed box window with French doors to rear garden, large useful storage cupboard, feature fireplace with marble hearth and surround, radiator.

FITTED KITCHEN: 11'10" x 6'2" Pvc double glazed window to front, one and a half bowl sink/drainage unit set into rolled edge work surfaces, there is a range of matching fitted units to both base and wall level including drawers, inset oven, four ring gas hob with extractor canopy over, plumbing and space for dishwasher and washing machine, breakfast bar with space for three stools, space for American style fridge/freezer, tiled flooring, radiator.

STAIRS TO LANDING: Doors radiate off to:

BEDROOM TWO: 12'11" max / 10'5" min x 8'9" Pvc double glazed window to rear, wood effect flooring, radiator.

BEDROOM THREE: 12'10" x 10'2" max / 8'7" min Two pvc double glazed windows to front, radiator.

BATHROOM: 6'2" x 6' Matching white suite comprising bath with shower over, wall hung glass bowl sink unit, low level wc, wall mounted storage cupboard, chrome ladder style radiator, tiled walls and floor.

STAIRS TO SECOND FLOOR LANDING:

BEDROOM ONE: 14'6" max / 12'5" min x 12'10" max / 9'3" min Pvc double glazed window to front, built-in drawer unit with matching dressing table, large walk-in wardrobe, radiator.

SHOWER ROOM: 8'5" x 6'1" Velux skylight, corner built-in shower cubicle with wall hung sink unit, low level wc, tiled splash backs, ladder style radiator, tiled floor.

OUTSIDE: Two separate decking areas ideal for entertaining and dining, borders with shrubs and bushes, central lawn, rear gates lead to garage access.

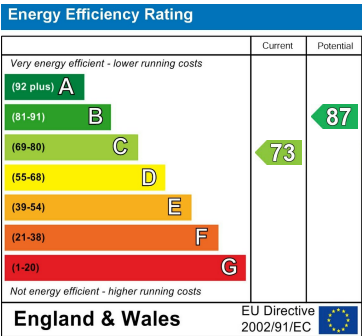
GARAGE: (Please check the suitability of this garage for your vehicle)



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 : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



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.