ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk

- Three bedrooms
- En-suite shower room to master
- Family bathroom
- Lounge with fireplace
- Separate dining room
- Fitted breakfast kitchen
- Utility & guests cloakroom/wc
- Garage
- Private rear garden
- No upward chain

BLAYDON AVENUE, FOUR OAKS, B75 5TE - OFFERS AROUND £420,000

Set in this popular, sought after location, close to open countryside, this freehold, detached family home has the added benefit of no upward chain. Being close to well regarded schooling, shopping facilities at Mere Green, together with well regarded schooling, the property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising reception hall, guests cloakroom/wc, lounge with fireplace, separate dining room, fitted breakfast kitchen and utility room. To the first floor there are three bedrooms, the master having an en-suite shower room, together with a family bathroom. Externally there is a garage and private rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway on a private drive, behind a multi-vehicular driveway, having fore garden, access to the property is via an obscure glazed door into:

RECEPTION HALL: Stairs off, under stairs storage cupboard, wood effect flooring, radiator, doors to:

GUESTS WC: Obscure glazed window to front, low level wc, wash hand basin, wood effect flooring, radiator.

LOUNGE: 17'1" max / 14'5" min x 10'6" Pvc double glazed box window to front, feature fireplace with marble hearth and surround, mantle over, radiator.

DINING ROOM: 10'7" x 9'8" Pvc double glazed French doors to rear, radiator.

FITTED BREAKFAST KITCHEN: 10' x 10' Double glazed window to rear, stainless steel sink unit set into work surfaces, there is a range of fitted wall and base units to both base and wall level including drawers, four ring hob with extractor canopy over, inset oven, space for dishwasher, space for table & chairs, tiled floor, radiator.

UTILITY ROOM: 9'11" x 5'3" Double glazed window to rear, glazed door to side, stainless steel sink unit set into work surfaces, tiled floor, radiator, space for washing machine and dryer, radiator.

STAIRS TO LANDING: Glazed window to side, airing cupboard, door to:

BEDROOM ONE: 12'11" max / 9'5" min x 10'10" max / 5'10" min Double glazed window to rear, two built-in wardrobes, radiator, door to:

EN-SUITE SHOWER ROOM: Obscure glazed window to side, double shower unit with glazed sliding doors, tiled splash backs, wash hand basin, low level wc, storage unit, radiator.

BEDROOM TWO: 10'11" x 7'3" Pvc double glazed window to front, double built-in wardrobe with drawers, radiator.

BEDROOM THREE: 9'10" max / 6'1" min x 7'2" max / 5'2" min Pvc double window to front, double built-in wardrobe, radiator.

BATHROOM: 6'4" x 6'2" Obscure glazed window to rear, matching suite comprising bath, low level wc, wash hand basin, tiled splash backs, wood effect flooring, radiator.

GARAGE: 18' x 8' Up and over garage door, power points, glazed door to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio leading to lawn, having borders with mature shrubs and bushes, shed and greenhouse.

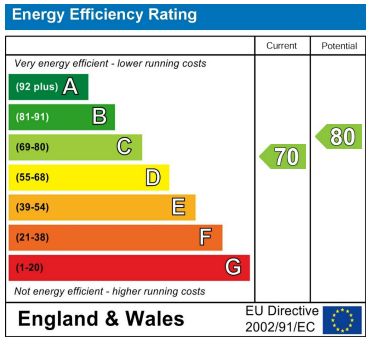
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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



Blaydon Avenue, 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.