

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three bedrooms
- White bathroom
- Lounge & separate dining room
- Generous fitted breakfast kitchen
- Guests cloakroom/wc
- Side garage
- Mature rear garden
- Set in a small, centrally located cul-de-sac
- Offering excellent scope & potential
- No upward chain



YATES CROFT, FOUR OAKS, B74 4YB - OFFERS AROUND £425,000

Set in a central, convenient location, within short walking distance of Blake Street station, together with local bus services, the property is similarly placed for delightful open countryside. Positioned within a small cul-de-sac, this freehold, detached family home is complemented further by the provision of gas central heating and double glazing (both where specified). Having the scope for alteration/modernisation, to fully appreciate the property on offer, its proportions and potential, we highly recommend an internal inspection. Briefly comprising reception hall having guests cloakroom/wc off, lounge with fireplace, dining room, substantial breakfast kitchen, three bedrooms, white bathroom, side garage and rear garden.

Set back from the roadway behind a twin car tarmac driveway having side lawn, access is gained to the property via front door having bullseye inset opening to:

RECEPTION HALL: Radiator.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, white low flushing wc, wash hand basin with tiled splash backs, radiator.

LOUNGE: 17' max / 15' min x 10'9" max / 9' min Pvc double glazed square bay window to fore, radiator, electric coal effect fire.

DINING ROOM: 10'6" x 9'9" Pvc double glazed patio doors to rear.

FITTED BREAKFAST KITCHEN: 14'10" x 9'8" Two pvc double glazed windows to rear and double glazed door to side, single drainer sink unit having double base unit beneath, there is a further range of fitted units to both base and wall level including drawers, complementary rolled edge work surfaces, tiled splash backs, cooker, washing machine and fridge (being included within the sale), space for breakfast table, pantry/storage cupboard.

STAIRS TO LANDING: Pvc double glazed window to side, airing cupboard.

BEDROOM ONE: 12'6" x 10' plus door recess Pvc double glazed window to front, radiator, built-in double wardrobe.

BEDROOM TWO: 9'10" x 9'10" Pvc double glazed window to rear, built-in wardrobe/cupboard, radiator.

BEDROOM THREE: 9'1" max / 7' min x 7' Pvc double glazed window to front, radiator, built-in storage cupboard/wardrobe.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over with side splash screen, tiled splash backs, wash hand basin, low flushing wc, combination radiator/heated towel rail, tiled floor.

SIDE GARAGE: 16'10" x 7'9" Pvc part double glazed door to side, up and over door to front (Please check the suitability of this garage for your own vehicle)

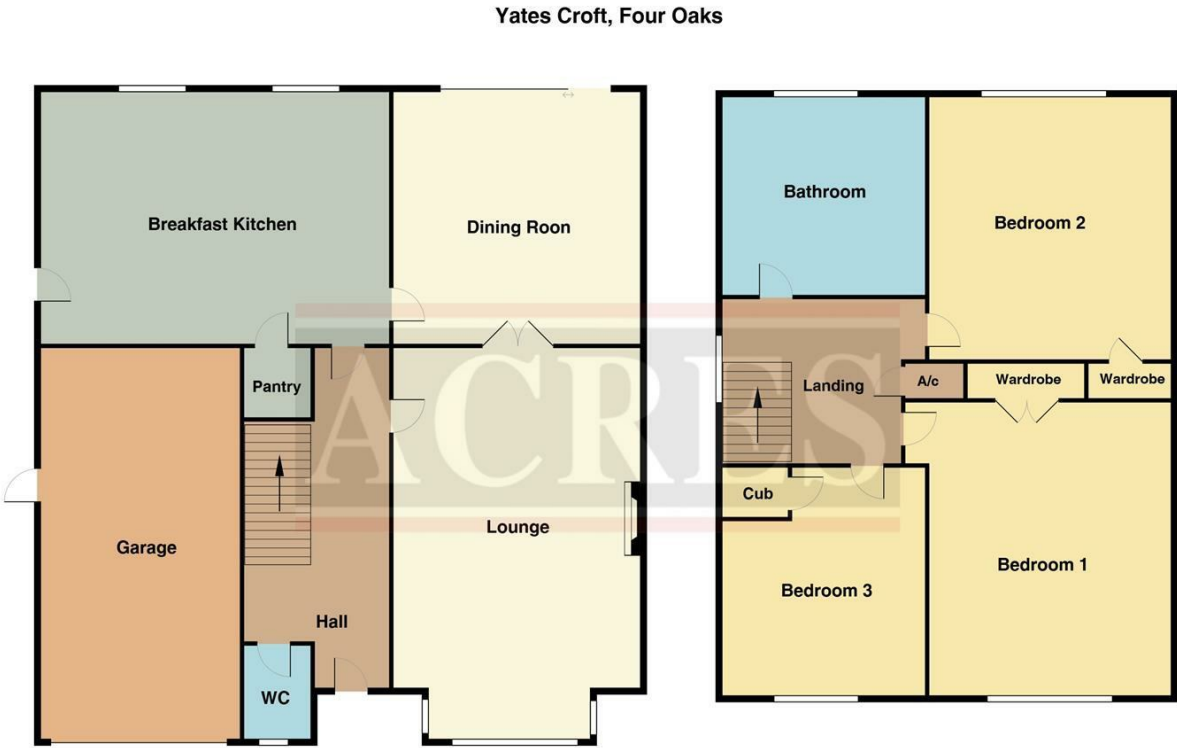
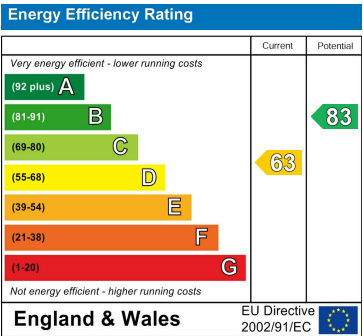
OUTSIDE: Paved patio area to a lawned rear garden, flanked by borders having shrubs and bushes, timber fencing.



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 : E

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.