

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Semi-detached family home
- Three bedrooms
- Well appointed family bathroom
- Spacious lounge with feature fireplace
- Extended dining room providing versatile family space
- Extended breakfast kitchen with potential for side extension (STPP)
- Large garage
- Excellent local schools within easy reach
- Convenient transport links for commuting and travel



DOWER ROAD, FOUR OAKS, B75 6UA - OFFERS AROUND £450,000

This impressive property offers a bright and welcoming lounge to the front, along with an extended dining room providing flexible space for family living and entertaining. The extended breakfast kitchen to the rear is spacious, with further potential for a side extension (subject to planning permission), offering excellent scope for future development. Upstairs, there are three well proportioned bedrooms and a family bathroom. Ideally positioned in Four Oaks, the home benefits from easy access to well-regarded schools, excellent transport links, and a range of local amenities, making it a perfect choice for families looking to settle in this desirable location.

Set back from the roadway behind a multi-vehicle driveway to fore garden, access to the property is gained via a multi-locking composite front door with obscure glazed inset opens to:

RECEPTION HALL: Under stairs storage cupboard, stairs off, modern radiator, doors to:

LOUNGE: 16' x 12'3" max / 11'2" min Pvc double glazed bay window to front with fitted shutters, coal effect feature fireplace with slate style hearth, cast iron surround and decorative traditional style mantle, opens to:

EXTENDED DINING ROOM: 20'9" x 9'10" Pvc double glazed French doors to rear, Velux skylight, two radiators.

OPEN PLAN BREAKFAST KITCHEN: 21'1" x 8'6" max / 7'10" min Pvc double glazed French doors to rear with Velux skylight, pvc double glazed window to side, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, integrated fridge/freezer, oven grill, ceramic hob with extractor canopy over, breakfast bar having space for three stools, plumbing for washing machine and dishwasher, leading to dining/sitting area, wood effect flooring throughout, radiator.

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

BEDROOM ONE: 13'1" x 10'11" Pvc double glazed window to front with fitted shutters, two double built-in wardrobes and overhead storage, radiator.

BEDROOM TWO: 10'11" x 9'11" Pvc double glazed window to rear, one double and one single built-in wardrobe, storage cupboard, radiator.

BEDROOM THREE: 9'2" x 8'1" Pvc double glazed window to front with fitted shutters, radiator.

FAMILY BATHROOM: 8'2" x 7'5" Two obscure pvc double glazed windows to side, matching suite comprising 'P'-shaped bath with shower over and glazed shower screen, tiled splash backs, wall hung wash hand basin, low level wc, tiled decorative display/storage shelf, part tiled walls, tiled flooring, chrome ladder style radiator.

GARAGE: 17'3" x 8'3" Electric rolling garage door, obscure pvc double glazed door to rear (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with side seating area offering scope and space for potential extension/alteration (subject to necessary planning permissions), lawn having borders with mature shrubs, bushes and trees.

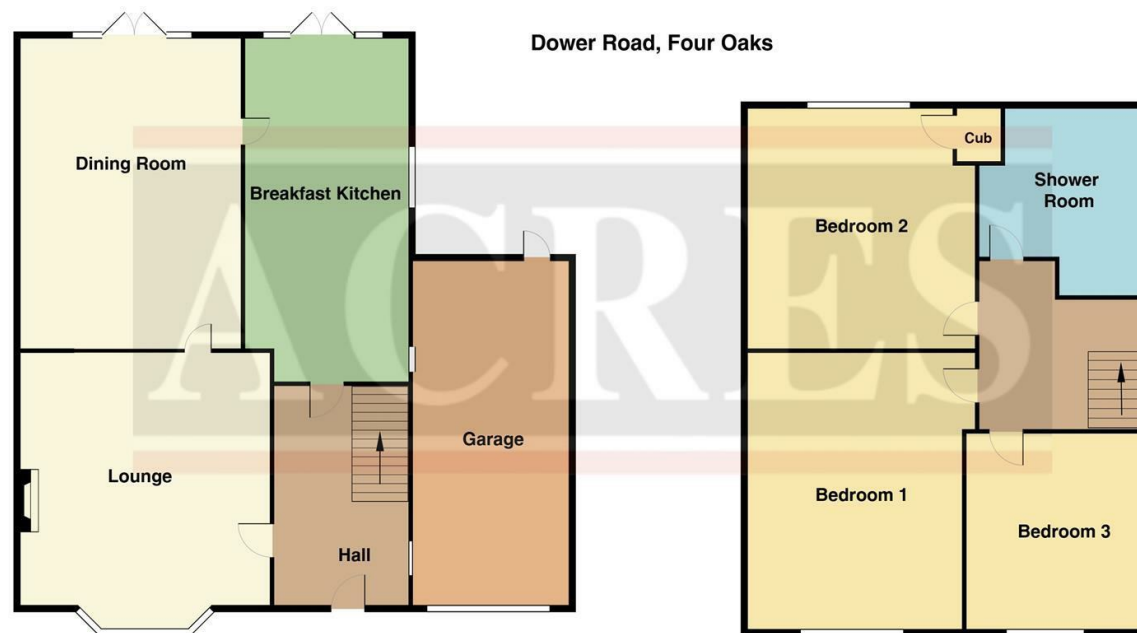


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England & Wales		
	EU Directive 2002/91/EC	



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.