

ACRES

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



- Beautifully presented semi-detached family home
- Sought after location
- Decorated and finished to a high standard throughout
- Welcoming family lounge with log burner
- Spacious open-plan kitchen/diner
- Three bedrooms
- Well appointed family bathroom
- Private, delightful rear garden and separate garage
- Ideally suited to modern family living
- Viewing highly recommended



HATHAWAY ROAD, FOUR OAKS, B75 5HZ - OFFERS OVER £375,000

Situated on the sought after cul-de-sac, Hathaway Road, this beautifully presented semi-detached family home has been decorated and finished to a high standard throughout. Complemented by pvc double glazing and gas central heating with Hive remote control (both where specified) the accommodation offers a welcoming family lounge and a spacious open plan kitchen/diner, being ideally suited to modern family living. To the first floor are three good sized bedrooms and a well appointed family bathroom, whilst outside, a delightful, private rear garden provides a delightful space to relax and enjoy, together with the benefit of a separate garage located in a separate block. Ideally positioned in a highly desirable location, this is a wonderful home that must be viewed to be fully appreciated.

Set back from the roadway behind a multi-vehicle paved driveway having shrubs and bushes to side, steps lead up to a multi-locking obscure pvc double glazed door into;

PORCH: Obscure pvc double glazed windows to front and side, front door with glazed panels opens into:

LOUNGE: 14'8" max / 13'7" min x 13'9" Pvc double glazed window to front and side, stairs off, multi-fuel log burner with marble hearth, radiator, opening leads into:

OPEN-PLAN KITCHEN/DINER: 14'8" x 10'8" Pvc double glazed window and sliding patio doors to rear, one and a half bowl sink/drain unit set into box edged work surfaces with tiled splash backs, there is a range of fitted units to both base and wall level including drawers, space for fridge/freezer, inset oven/grill, induction hob over and extractor canopy above, integrated dishwasher and washing machine, space for breakfast table, storage cupboard, wood effect flooring, radiator.

STAIRS TO LANDING: Pvc double glazed window to side, loft access being boarded with lighting and drop down ladder, oak bannister with glazed panels, doors off to:

BEDROOM ONE: 14'5" x 8'5" max / 7'10" min Pvc double glazed window to front, radiator.

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

BEDROOM THREE: 10'3" x 6' Pvc double glazed window to front, radiator.

BATHROOM: 5'11" x 5'6" Obscure pvc double glazed window to rear, matching suite comprising bath with shower over and glazed shower screen, low level wc, wash hand basin with vanity unit beneath, part tiled walls, ladder style radiator.

GARAGE: Owned outright, located in a separate block. (Please check the suitability of this garage for any vehicle)

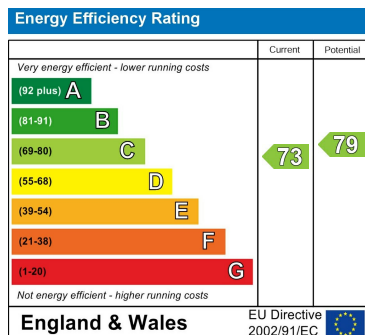
OUTSIDE: Shaped paved patio area leading to lawn, borders having mature shrubs, bushes and trees, rear rockery with plants and flower, good degree of privacy, timber fencing, side access between front and rear gardens.



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 : C **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Hathaway 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.