ACRES

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

- Semi detached family home
- Highly sought after Trinity Road location
- Two reception rooms, including an extended reception room
- Kitchen with separate utility area
- Three well proportioned bedrooms
- Well appointed shower room
- Recessed garage with useful workshop
- Private and enclosed rear garden
- Excellent location for Mere Green, local amenities & schooling
- Potential for further extension (subject to planning permission and consents)

TRINITY ROAD, FOUR OAKS, B75 6TG - OFFERS AROUND £425,000

A well presented and generously proportioned semi detached family home, ideally situated on the sought after Trinity Road, conveniently positioned for Mere Green and offering excellent access to a range of highly regarded local amenities and schooling. The property provides two reception rooms, including a useful extended rear reception room, kitchen with separate utility, three bedrooms and a well appointed shower room. Further benefits include a recessed garage with workshop, private rear garden and excellent potential for further extension, subject to the necessary planning permissions and consents.

Set back from the roadway behind a multi-vehicle paved driveway with fore garden, there is a side recessed garage and access to the property is gained via a multi-locking pvc double glazed door with obscure glazed inset opening to:

RECEPTION HALL: Double glazed window to side, stairs off, useful under stairs storage cupboard, radiator, doors to:

LOUNGE: 16'2" max / 13' min x 12'3" max / 10'11" min Pvc double glazed bay window to front, coal effect feature fireplace, radiator, glazed double doors to:

DINING ROOM: 16'8" x 10'5" max / 9'11" min Double glazed sliding patio doors to rear, glazed window to kitchen, radiator, having being extended and being a versatile reception room.

FITTED KITCHEN: 11' x 7'9" Pvc double glazed window to side, one and a half bowl sink/drainer unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, integrated oven, four ring gas hob with extractor canopy over, tiled splash backs, integrated fridge, space for freezer, tiled flooring, door to:

UTILITY ROOM: 7'3" x 5'5" Double glazed window and door to rear, plumbing and space for washing machine, fitted base and wall units.

STAIRS TO LANDING: Obscure pvc double glazed window to side, door off to:

BEDROOM ONE: 13' x 10' max / 9'6" min Pvc double glazed window to front, two double and one single built-in wardrobes, radiator.

BEDROOM TWO: 10'11" x 10'2" Pvc double glazed window to rear, one double and one single built-in wardrobes with fitted dressing table and drawers, radiator.

BEDROOM THREE: 8'8" x 8'3" Pvc double glazed window to front, radiator.

SEPARATE WC: Obscure pvc double glazed window to side, low level wc.

SHOWER ROOM: 7'2" x 5'5" Obscure pvc double glazed window to rear, walk-in shower unit, wash hand basin with vanity unit below, tile effect splash backs, chrome ladder style radiator.

GARAGE/WORKSHOP: 19'1" x 9' Up and over garage door, double glazed double doors to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE : Paved patio with two lawned areas, having borders with mature shrubs and bushes, space for timber shed and storage.

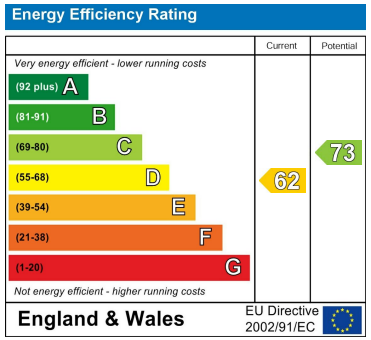
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

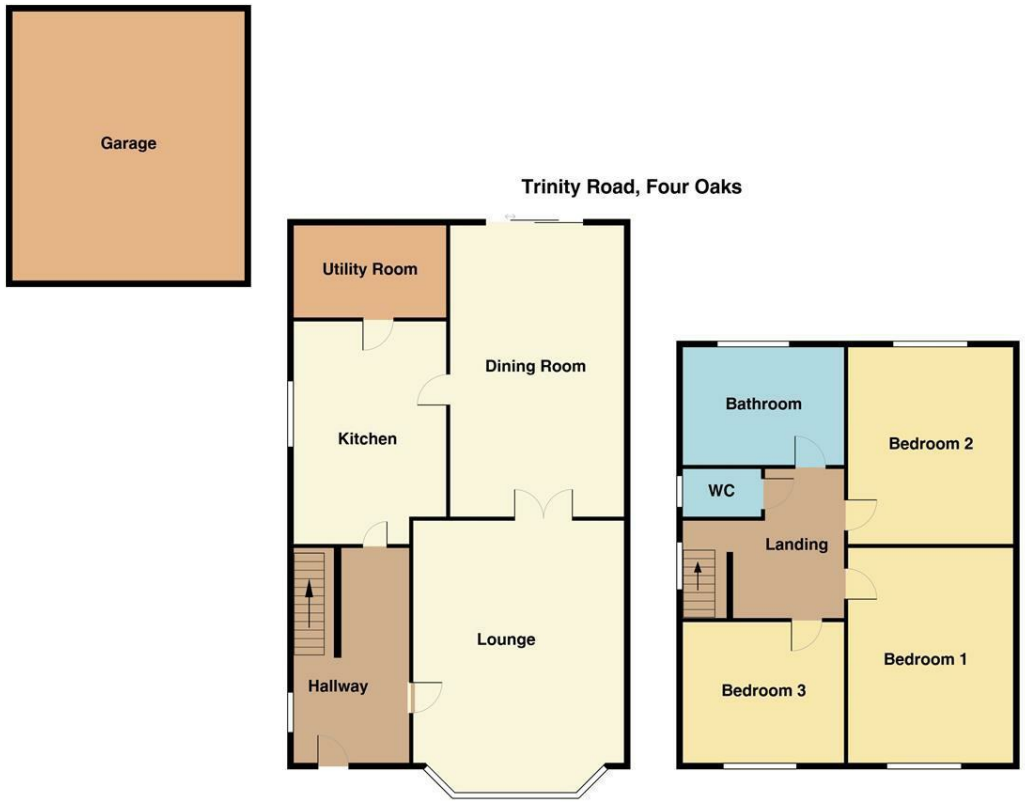
The Property Ombudsman

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 : D 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.