

ACRES

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- Four bedroom family home
- Enlarged and finished to a high standard
- En-suite shower room
- Well appointed family bathroom
- Open plan breakfast kitchen diner
- Formal dining room
- Large family lounge
- Home office/Study
- Sort after location
- Private rear garden



LICHFIELD ROAD, FOUR OAKS, B74 2XB - OFFERS AROUND £750,000

Situated in a highly desirable and convenient location in the heart of Four Oaks, this immaculately presented and much improved and enlarged four bedroom semi detached family home offers generous and versatile living accommodation perfect for modern family life. Positioned within walking distance of Mere Green shopping centre which offers an array of restaurants, bars, supermarkets and amenities as well as having Four Oaks train station within walking distance offering direct links to Birmingham and beyond, the property is well placed for access to highly regarded primary and secondary schools. Internally the home features four spacious double bedrooms including a principle bedroom with en-suite shower room, offering a well appointed renewed family bathroom, a stylish enlarged breakfast kitchen diner with home office and conservatory off as well as a dining reception hall, spacious family lounge and separate formal dining room, as well as utility and guest w.c. This property is a must view for the accommodation it offers. We highly recommend an internal inspection of this property to appreciate the accommodation and quality finish throughout. Set in council tax band E.

Set back from the roadway behind a multi vehicular driveway with steps leading up to:-

PORCH: Multi lock composite front door opening to PVC double glazed porch with herringbone oak flooring, pvc double glazed door opening to:-

ENTRANCE HALL: 18'2" x 10'11" Pvc double glazed window to front with open fireplace with stone surround and hearth with timber mantel, herringbone oak flooring and radiator with stairs off and doors leading to:

DINING ROOM: 18'3" x 12' Pvc double glazed box window to front with two stained glass windows to side with traditional fireplace with tiled hearth and oak flooring and two radiators.

FAMILY LOUNGE: 21'6" x 13'8" Pvc double glazed window and door to rear with log burner with slate like hearth and stone surround with oak flooring and radiator.

KITCHEN/DINER: 17'11" x 15'3" This open plan kitchen/diner is ideal for modern family living and offers pvc double glazed French doors to rear with obscure glazed window to side and composite glazed door to side, stainless steel sink inset into granite work surfaces, tiled splashbacks, central breakfast bar having space for four stools and ample space for dining and storage. The kitchen has a range of matching cupboards fitted to both base and wall level with pull out cupboards and a variety of drawers, integrated NEFF appliances including oven and grill, warming drawer, induction hob, extractor hood, integrated dishwasher and integrated fridge, tiled flooring, radiator.

STUDY: 10'4" x 9'3" Pvc double glazed French doors to conservatory with bespoke fitted units for office/desk space, drawers and display unit, radiator.

CONSERVATORY: 11'5" x 9'5" Pvc double glazed conservatory with French doors to rear, tiled effect flooring, underfloor heating and self-cleaning glass roof.

UTILITY: 21' x 8'11" Pvc double glazed door to rear, one and a half bowl sink unit set into rolled edge work surfaces, fitted cupboards to base level, plumbing and space for washing machine and tumble dryer, space for American style fridge/freezer with three large built-in storage cupboards, tiled flooring, door to garage and guest w.c.,

GUEST WC: Obscure double glazed window to rear with low level w.c., wash hand basin with part tiled walls and flooring, chrome ladder effect radiator.

STAIRS TO LANDING: Pvc double glazed window to front with inner walkway and radiator, doors leading to:

BEDROOM ONE: 17'8" x 12'9" Pvc double glazed windows to front with radiator, traditional decorative fireplace with tiled hearth and radiator, opening to:

EN-SUITE: 11' x 5' Pvc obscured double glazed windows to side, modern suite comprises of walk-in shower with glazed shower screen and tiled splashbacks, built-in storage/display shelving, wash hand basin, display/storage shelf, tiled flooring with underfloor heating, low level w.c., useful storage cupboard, traditional fireplace, chrome ladder effect radiator.

BEDROOM TWO: 12'9" x 11'9" Set to the rear of the property with steps down, pvc double glazed window to rear with bespoke built-in wardrobes and radiator.

BEDROOM THREE: 14'6" x 13'2" Pvc double glazed windows to rear with traditional decorative fireplace with one double and one single built-in wardrobe and radiator.

BEDROOM FOUR: 12'4" x 11'1" Pvc double glazed window to front, traditional decorative fireplace and radiator.

FAMILY BATHROOM: Two obscured pvc double glazed windows to rear, modern suite comprising of P shaped bath with overhead shower and glazed shower screen, wash hand basin and vanity unit below, low level w.c., tile effect flooring with a tiled brick splashback, useful storage cupboard, chrome ladder effect radiator, tiled flooring and underfloor heating.

GARAGE: 19'2" x 9'1" (please check the measurements are suitable for your own vehicle) With electric rolling garage door.

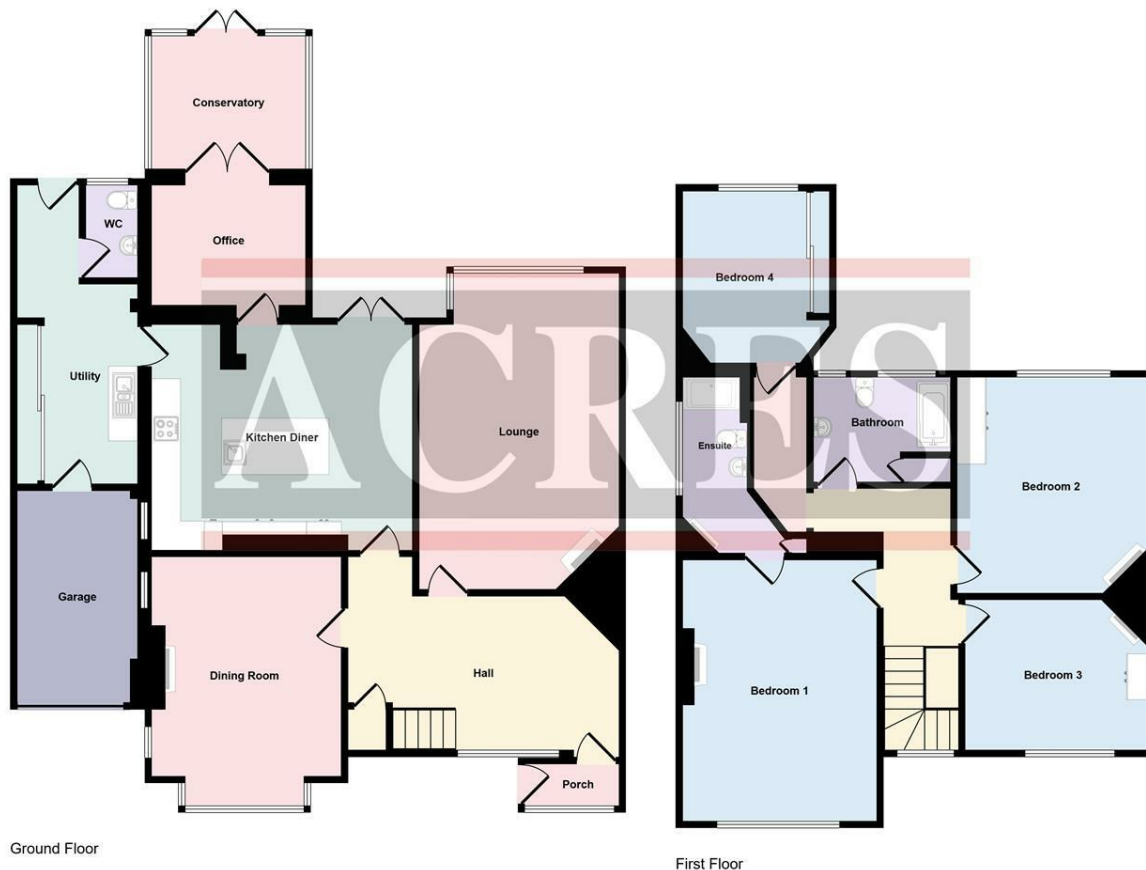
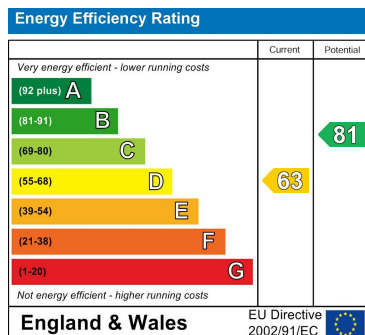
GARDEN: Offers a paved patio area ideal for entertaining with large lawn, a paved walkway leads to a second seating area which also offers a timber shed and summer house. The garden has been well maintained with the element of privacy having a variety of bushes, shrubs and trees.



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 : E **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.