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 ideally positioned on Blackberry Lane
- Recently extended to create an open-plan kitchen, dining & living space
- Separate family lounge
- Useful guest WC
- Three well proportioned bedrooms
- Family bathroom
- Private rear garden being of an approximate southerly aspect
- Further potential for extension and development (subject to planning/consent)
- Well placed for highly regarded local schools & amenities
- Convenient for the shopping facilities & public transport links

BLACKBERRY LANE, FOUR OAKS, B74 4JH - OFFERS AROUND £465,000

Acres are delighted to offer for sale this semi-detached family home, ideally positioned along the ever popular Blackberry Lane in Four Oaks. The property enjoys an excellent location close to the everyday amenities found along Clarence Road, together with readily available public transport links, whilst also being well placed for highly regarded local schooling. The home has been thoughtfully enhanced by a recent extension, creating an impressive open-plan kitchen, dining and living space overlooking the rear garden, complemented by a separate lounge and guest WC. To the first floor are three well proportioned bedrooms and a family bathroom. Outside, the property benefits from a private, approximate southerly facing rear garden and offers exciting further potential to extend and develop, subject of course to the necessary planning permissions and consents.

Set back from the roadway behind a multi-vehicle paved driveway, with outside courtesy lighting, access to the property is gained via pvc multi-locking front door into:

PORCH: Solid wood front door opens into:

RECEPTION HALL: Obscure glazed window to front, wood effect flooring, useful under stairs storage cupboard, stairs off, doors to:

GUESTS WC/UTILITY: 7'6 x 3'11" Low level wc, wash hand basin, plumbing and space for washing machine, space for tumble dryer, work surface with fitted units and towel rail, part tiled walls, tile effect flooring

LOUNGE: 12'11" max / 10'11" min x 11'7" max / 10'5" min Pvc double glazed bay window to front, two alcoves, coal effect feature fireplace with marble hearth and surround, radiator.

OPEN PLAN KITCHEN/DINING AREA: Kitchen - 17' x 10'3" Dining Area – 11'9" x 11'7" Pvc double glazed window and French doors to rear, two roof lanterns, stainless steel sink/drainer unit set into box edged work surfaces, feature tiled splash backs, fitted units to both base and wall level including drawers, space for fridge/freezer, inset oven/grill, four ring gas hob, integrated dishwasher, wood effect flooring, feature panelled wall, modern vertical radiator.

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

BEDROOM ONE: 13'5" max / 11' min x 9'9" Pvc double glazed bay window to front, full width built-in wardrobes, wood effect flooring, radiator.

BEDROOM TWO: 11'10" x 8'4" Pvc double glazed window to rear, full width built-in wardrobes, wood effect flooring, radiator.

BEDROOM THREE: 8'8" max / 6'7" min x 6'8" Pvc double glazed window to front, radiator.

SHOWER ROOM: 7'10" max / 5'5" min x 7'7" max / 4'3" min Obscure pvc double glazed window to rear, matching suite comprising double shower cubicle with feature tiled splash backs and glazed shower screen, wash hand basin with vanity unit below, low level wc, modern radiator, storage cupboard, tiled walls and flooring.

RECESSED GARAGE: 15'10" x 8'10" Up and over garage door, door to side (Please check the suitability of this garage for any vehicle)

OUTSIDE: Paved patio area with lawn and mature shrubs and bushes, timber fencing, being of an approximate southerly aspect.

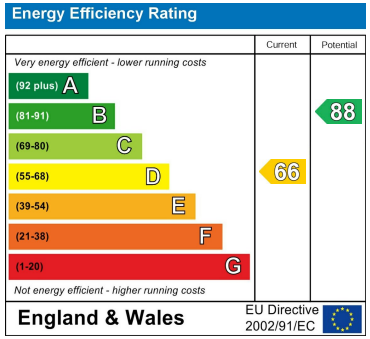
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

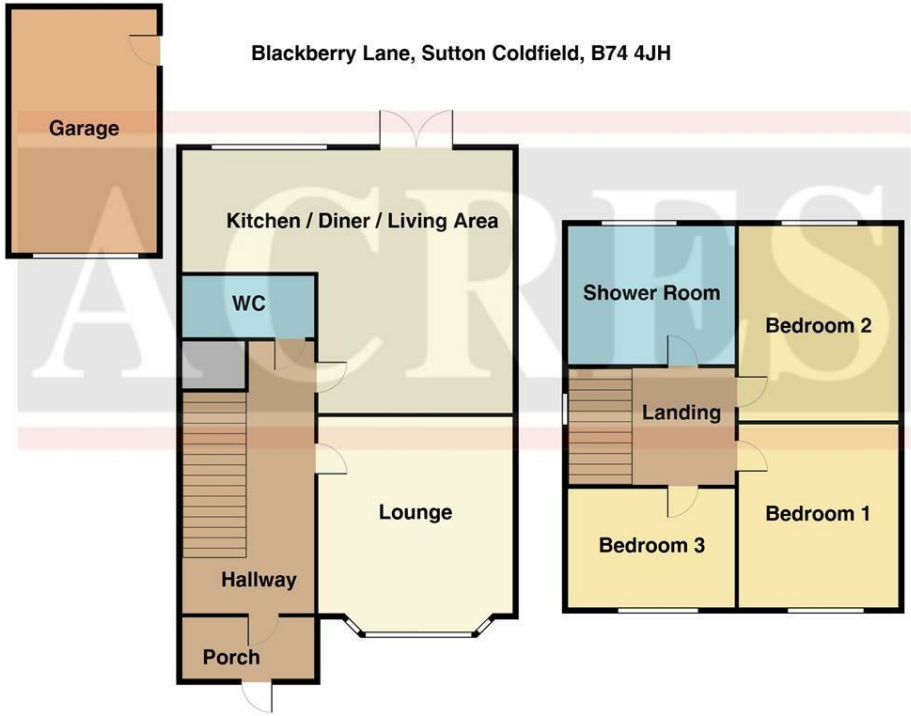
The Property Ombudsman

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 : C 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.