

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- Beautifully presented semi-detached family home
- Three double bedrooms
- Renewed family bathroom with separate shower
- Spacious family lounge & separate study
- Open plan kitchen/diner with modern fittings
- Utility & guests wc
- Private rear garden & garage
- Ample off-road parking
- Close to Mere Green centre & excellent transport links
- Conveniently located near highly regarded schools



**WORCESTER LANE, FOUR OAKS, B75 5NJ - OFFERS AROUND £575,000**

This well presented & much improved, semi-detached family home, is set in a prime, central & sought after location, just a short stroll from well regarded infant & junior schooling. Having Mere Green shopping centre close by, the property also has access to excellent public transport links including bus services and the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises porch, reception hall, guests wc, lounge, open plan kitchen/diner, utility and garage. To the first floor there are three double bedrooms and a well appointed family bathroom. Externally there is a mature, private rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway with side garden, behind a multi-vehicle, paved driveway, there is power and space for electric vehicle (EV) charger and CCTV camera points, access to the property is gained via a pvc double glazed door to front opening into:

**PORCH:** Pvc double glazed windows to front and side, wood effect tiled flooring, obscure glazed wooden front door opens to:

**RECEPTION HALL:** Wood effect tiled flooring, radiator, stairs off, doors to:

**GUESTS WC:** Low level wc, wash hand basin with vanity unit below, wood effect tiled flooring, radiator.

**LOUNGE:** 17'7" x 11'3" Double glazed window to front, central feature fireplace with living flame, log effect gas fire having stone surround, hearth and mantle, radiator.

**SUPERB OPEN PLAN KITCHEN/DINING AREA:** 27'3" x 18' Double glazed bi-fold doors to rear with fitted blinds, one and a half bowl stainless steel sink/drainage unit with hot water tap, set into granite work surfaces, there is a range of fitted high gloss, soft close units to both base and wall level including drawers, central island unit with breakfast bar with additional units and space for four stools, integrated Neff appliances including oven, grill & microwave, plate warming drawer, five ring induction hob and ceiling extractor over, integrated dishwasher and wine fridge, space for American style fridge/freezer, under unit lighting. Dining Area: Roof lantern, space for dining table and sofas, wood effect tiled flooring with under floor heating throughout.

**STUDY:** 12' x 6'10" Pvc double glazed window to rear, wood effect tiled flooring with under floor heating, opening to:

**STORAGE AREA:** 6'8" x 5'11"

**UTILITY:** Stainless steel sink/drainage unit set into box edged granite work surfaces, there is a range of matching units to base and wall level, plumbing and space for washing machine and dryer, two useful storage cupboards, under floor heating.

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

**BEDROOM ONE:** 14'5" x 11'6" max / 10'3" min Pvc double glazed bay window to front, two alcoves with space for wardrobe/cupboards, radiator.

**BEDROOM TWO:** 12' x 10' Pvc double glazed window to front, radiator.

**BEDROOM THREE:** 11'5" x 10'3" Pvc double glazed window to rear, radiator.

**FAMILY BATHROOM:** 11'9" x 6'9" Three obscure pvc double glazed windows to rear, renewed matching suite comprises walk-in double shower cubicle, feature tiled walls and glazed shower screen, bath with tiled splash backs, wash hand basin with vanity unit below, low level wc, wall mounted storage/display mirror, useful storage cupboard, tiled floor, chrome ladder style radiator.

**GARAGE:** Access is gained via a side door, double opening garage doors to front (please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area with steps leading to lawn, being low maintenance, having mature shrubs and bushes.

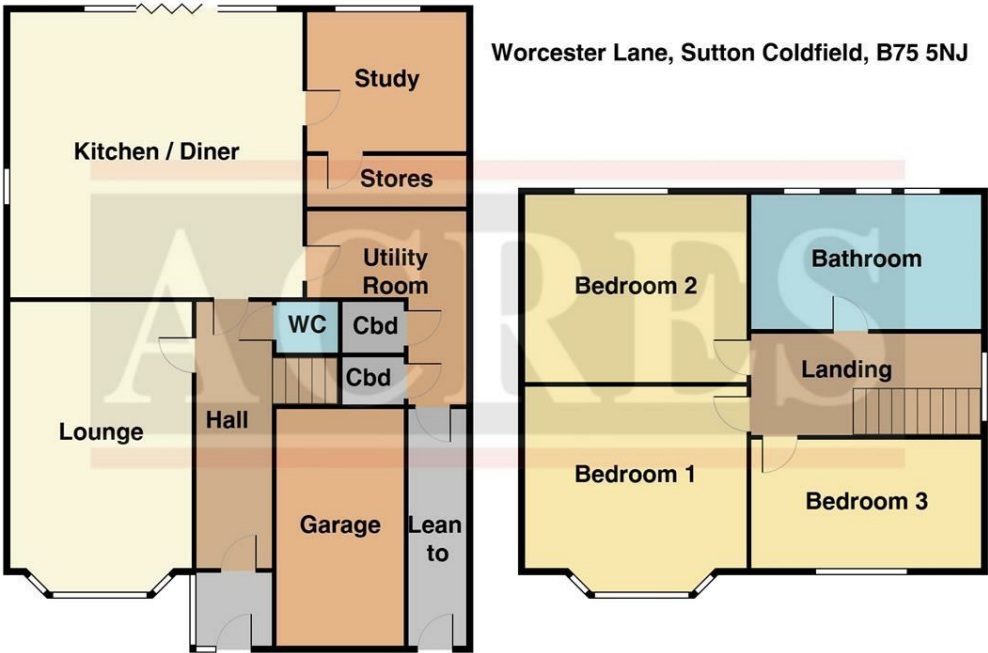


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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                                 |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 71      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| 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.