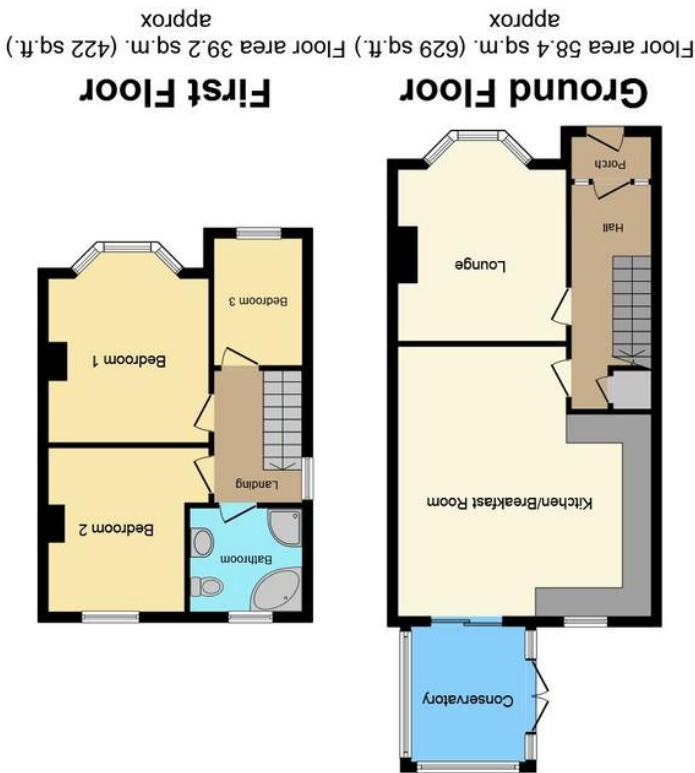
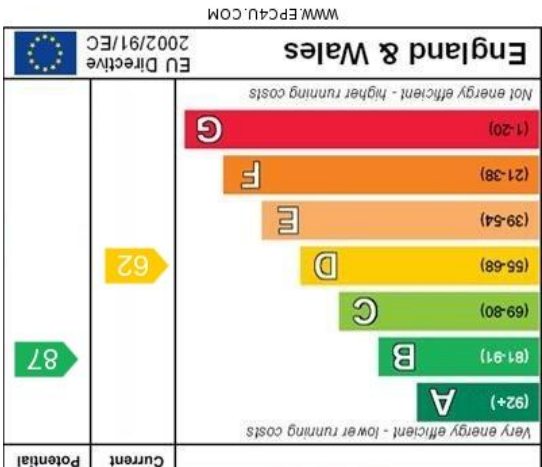


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total floor area 97.6 sq.m. (1,051 sq.ft.) approx
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- Most attractively presented semi detached home
- Situated in this ever popular location
- Entrance vestibule and reception hall
- Bay windowed front sitting room
- Open plan kitchen with dining area
- Conservatory feature to the rear elevation



126 Blackberry Lane, Four Oaks, Sutton Coldfield, B74 4JH

Offers In Excess Of
£400,000



Property Description

THE PROPERTY A most attractively presented semi detached home situated in this ever popular location. Accommodation briefly comprises entrance vestibule, reception hall, lounge, dining area, kitchen and conservatory. To the first floor three bedrooms and bathroom with shower. Externally there is off road parking and to the rear is a delightful good sized garden.

Locally there is a high standard of amenities and schooling, whilst Butlers Lane railway station is a short distance away

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE Leading through to the reception hall.

RECEPTION HALL With stairs rising to the first floor, central heating radiator, laminate flooring. Understairs storage cupboard housing the central heating boiler.

FRONT SITTING ROOM 13' x 11' 7" (3.96m x 3.53m) With double glazed bay window to the front elevation. Central heating radiator. Central feature fireplace with marble effect inset and base, mantel surround, incorporating a living flame gas fire. Coving to ceiling.

DINING AREA 11' 8" x 10' 5" (3.56m x 3.18m) With central heating radiator, down lighters. Double glazed doors accessing the conservatory.

KITCHEN 8' 2" x 7' 8" (2.49m x 2.34m) Including a range of units at eye and base level providing work surface, storage and appliance space. Four ring hob with extractor hood over, electric oven. Single drainer sink unit with mixer tap over, plumbing for washing machine, dishwasher, double glazed window to the rear elevation, tiled floor.

CONSERVATORY 8' 10" x 8' 10" (2.69m x 2.69m) Being of brick plinth and double glazed unit construction. Double doors opening to the side elevation, central heating radiator and tiled floor.

FIRST FLOOR

LANDING With double glazed window to the side elevation.

BEDROOM ONE 13' 6" x 11' 7" (4.11m x 3.53m) With double glazed window to the front elevation, central heating radiator, wood effect flooring.

BEDROOM TWO 11' 11" x 11' 10" (3.63m x 3.61m) With double glazed window to the rear elevation. Central heating radiator.

BEDROOM THREE 8' 8" x 6' 8" (2.64m x 2.03m) With double glazed window to the front elevation. Central heating radiator.

BATHROOM Comprising a suite in white of corner bath with shower attachment off the mixer tap, wash hand basin with storage beneath, W.C. Walk in cubicle housing the Mira shower. Opaque double glazed window to the rear elevation, Chrome style heated towel rail. Tiled floor.

OUTSIDE The property is set back from the pavement behind a block paved frontage, which provides off road parking. To the rear a delightful, large garden with an area of patio and beyond this shaped lawn which is enclosed by hedge and fence surround.

Council Tax Band C Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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