

## 499 Lichfield Road, Four Oaks, B74 4DL

### £450,000

This extremely well presented victorian terrace in the popular area of Four Oaks briefly comprises entrance hallway, lounge, dining room, kitchen, three double bedrooms and shower room. There is a good sized rear garden which has an office/studio perfect for working from home. The property also benefits from double glazing and central heating (both where specified). The property is in the perfect location for the school catchment of the popular Arthur Terry. Viewing is essential to truly appreciate what this property has to offer.



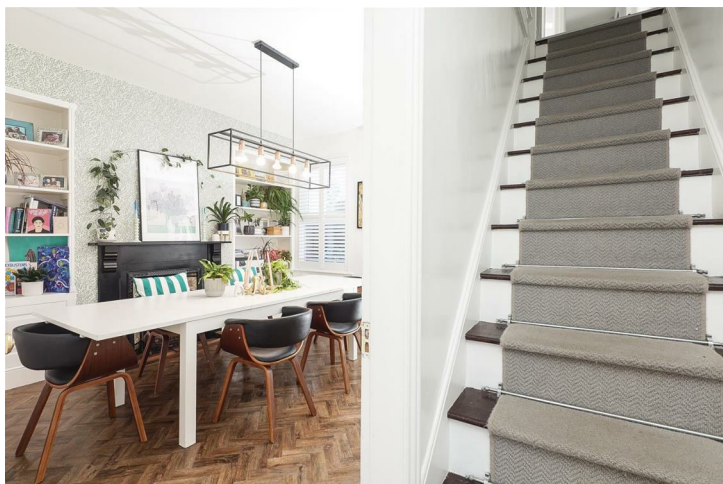
## Approach

Low Maintenance Frontage



## Hallway

Double glazed door to front, radiator and ceiling light point.



## Lounge

13'09 x 12 (4.19m x 3.66m)

Bay window to front, picture rails, feature fire place, radiator and ceiling light point.



## Dining Room

12'11 x 15'03 (3.94m x 4.65m)

Window to rear, feature fire place, radiator and ceiling light point.



## Fitted Kitchen

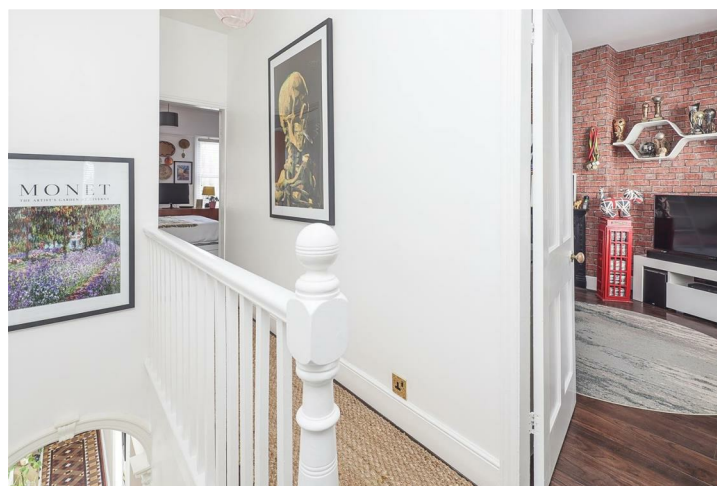
12'05 x 8'07 (3.78m x 2.62m)

Having a range of wall, base and drawer units, double gas oven, wine cooler, washing machine, dishwasher, space for white goods, double glazed sliding patio doors leading to rear garden and spotlights to ceiling.



## Landing

Loft access, store cupboard and ceiling light point.



## Bedroom One

12 x 16 (3.66m x 4.88m)

Two windows to front, picture rail, feature fire place, two built in wardrobes, radiator and ceiling light point.



## Bedroom Two

12'11 x 10' min (3.94m x 3.05m min)

Window to rear, built in wardrobe, radiator, feature fire place and ceiling light point.





### Bedroom Three

11'06 x 9 (3.51m x 2.74m)

Bay window to rear, radiator and ceiling light point.



### Refitted Shower Room

Obscure window to side, low level w/c, shower cubicle, wash hand basin and spotlights to ceiling



### Office/Studio

Ideal for working from home, power and lighting.



### Rear Garden

Mainly laid to lawn, enclosed to neighbouring boundaries, gate leading to shared side access.



### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.