

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three first floor bedrooms
- ◆ Well appointed white bathroom
- ◆ Ground floor 4th bedroom/study
- ◆ Well appointed ground floor en-suite shower room
- ◆ Attractive lounge
- ◆ Dining room
- ◆ Extended comprehensively fitted kitchen
- ◆ Utility room
- ◆ Deep reception hall & guests w.c.
- ◆ Southerly rear garden



339 CLARENCE ROAD, FOUR OAKS B74 4LU - OFFERS AROUND £485,000

This quite exceptional, much improved and well presented, freehold detached family home has undergone a host of significant improvements. The spacious, enlarged accommodation is set in a convenient, central, sought after location within a short walking distance of well regarded local schooling, local shops, together with public transport links including the Cross City rail line and additionally has a delightful nature reserve close by. Complemented by gas central heating and having PVC double glazing (both where specified), to fully appreciate the property on offer, it's true proportions and host of improvements, we highly recommend an internal inspection. Briefly comprising, deep reception hall with guests cloakroom/w.c. off, attractive lounge, dining room, extended, comprehensively refitted kitchen with utility room off, in addition there is an optional ground floor fourth bedroom or study/playroom having en-suite shower room off. To the first floor there are three bedrooms, each with wardrobes together with renewed family bathroom, the property has low maintenance rear garden.

Set back from the roadway behind a block paved, three car driveway, multi locking front door with glazed insets opens to:

DEEP RECEPTION HALL: 18'2" x 6'7" Two obscure PVC double glazed windows to front, tall, contemporary radiator, wood laminate flooring.

GUESTS CLOAKROOM/W.C.: Low flushing white w.c., wash hand basin with base unit beneath, wood laminate flooring.

ATTRACTIVE LOUNGE: 14'8" x 10'4" PVC double glazed window to front, tall, contemporary radiator, wood laminate flooring.

DINING ROOM: 11'6" x 10'8" PVC double glazed windows with central double glazed, double French doors to rear garden, log effect stove style fire set into recess having two side display niches with shelving, tall, contemporary radiator, wood laminate flooring.

FITTED KITCHEN: 17'5" max x 9'10" min x 11'4" max x 5'8" min Two PVC double glazed windows to rear, one and a half bowl stainless steel sink unit with kettle tap, set into sweeping granite worksurfaces with upstands, comprehensive range of fitted units to both base and wall level including draws and four full height larder cupboards, integrated dishwasher, fitted twin ovens with separate microwave, flush fitting hob having shaped extractor canopy above, recess for large fridge freezers, door to rear, wood laminate flooring.

UTILITY ROOM: 6'1" max x 3'10" min x 4'1" max x 2'7" min Double glazed skylight window to side, rolled edge worksurfaces, fitted wall units, recess for washing machine, wood laminate flooring.

BEDROOM FOUR/STUDY/PLAYROOM: 9'8" x 8'0" PVC double glazed window to front, tall, contemporary radiator, double built-in wardrobe/storage cupboard, wood laminate flooring.

EN-SUITE SHOWER ROOM: Double glazed keylight window to side, well appointed white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing w.c., contemporary ladder style radiator, wood laminate flooring.

STAIRS TO LANDING: Having glass and oak handrail and insets., retractable ladder accesses boarded loft having double glazed window.

BEDROOM ONE: 11'7" max x 9'8" min x 11'1" PVC double glazed window to front, contemporary radiator, two double fitted wardrobes, wide twin, tall, draw units with storage/ display top.

BEDROOM TWO: 11'1" max x 8'10" min x 11'9" max x 9'9" min PVC double glazed window to rear, radiator, double and single fitted wardrobes.

BEDROOM THREE: 8'6" x 6'6" PVC double glazed window to front, radiator, double fitted wardrobe with side double base units with shelving over.

WELL APPOINTED BATHROOM: Obscure PVC double glazed window to rear, matching white suite comprising bath, wide wall hung wash hand basin with double base unit beneath, low flushing w.c., enclosed double shower cubicle with glazed splashscreens, contemporary chrome ladder style radiator, tiled splashbacks, wood laminate flooring.

OUTSIDE: Wide block paved patio area to a lawn styled rear garden, being of an approximately southerly access having timber fencing, brick built store room and gates to rear.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



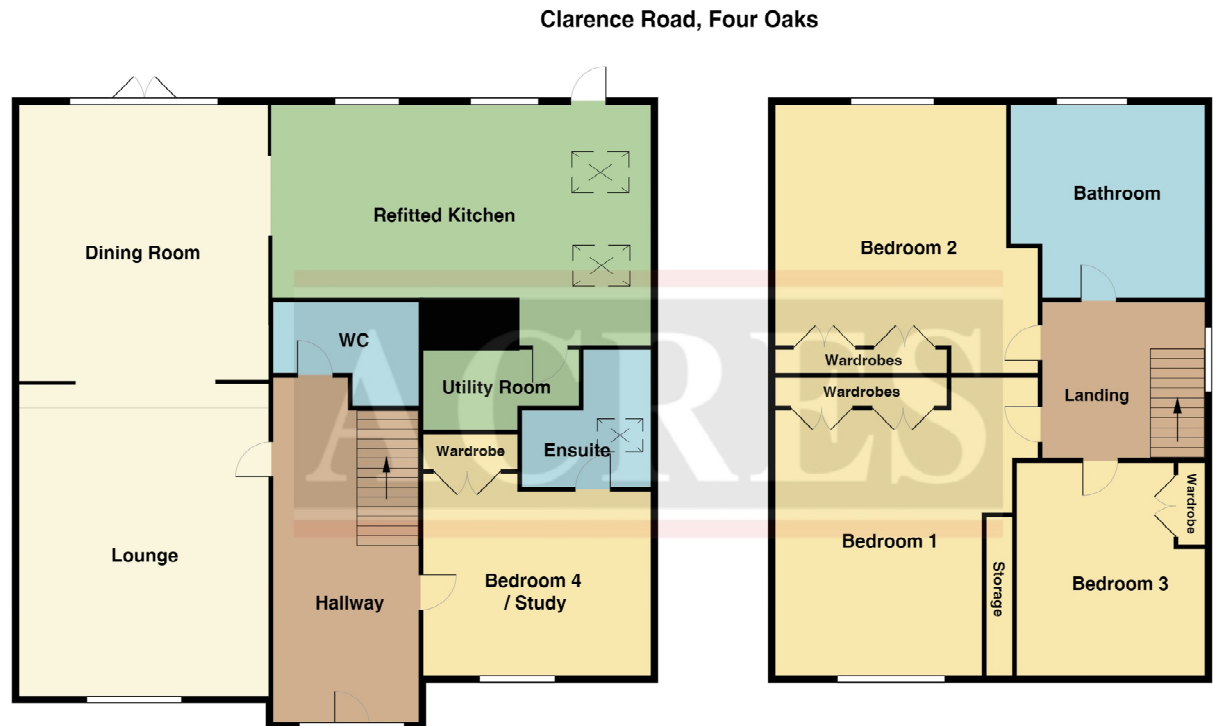
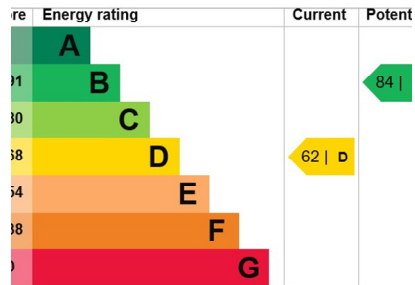
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Rosemary Hill Road/Belwell Lane



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.