

ACRES

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- ◆ Four bedrooms
- ◆ En-suite shower room
- ◆ Family bathroom
- ◆ Spacious through lounge with multi-aspect windows
- ◆ Dining room
- ◆ Substantial, enlarged fitted breakfast kitchen
- ◆ Guests cloakroom/wc
- ◆ Side garage
- ◆ Mature, private rear garden



165 LITTLE SUTTON LANE, FOUR OAKS, B75 6SW - PRICE GUIDE £650,000

Set in a prime, central and sought after location, upon a sweeping corner plot which overlooks an attractive, mature green to fore, this spacious, well presented family home offers much enlarged and thoughtfully designed living accommodation. Offering gas central heating and pvc double glazing (both where specified), the property is set in a central location being only a few hundred metres from the Cross City rail line at Four Oaks station, well regarded schooling and an array of shops and restaurants within Mere Green centre. Briefly comprising fore garden with in & out driveway, fully enclosed porch, reception hall, guests cloakroom/wc, spacious lounge with triple aspect windows, dining room and substantial fitted breakfast kitchen. To the first floor there are four bedrooms, the master bedroom having fitted wardrobes and an en-suite shower room, additional family bathroom and externally there is a side garage and generous, mature rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved in & out driveway with mature shrubs/bushes and laurel hedge, access is gained to the accommodation via pvc double glazed double doors opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, part obscure timber stained door opens to:

RECEPTION HALL: Oak block parquet flooring, radiator, cloaks/storage cupboard having obscure double glazed window to side.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, low flushing white wc, matching wash hand basin.

SPACIOUS LOUNGE: 19'7" x 14'5" max / 12'3" min Pvc double glazed bay window to side with further double glazed bow window to fore and double glazed patio doors to rear, coal effect living flame gas fire, radiator, oak block flooring.

DINING ROOM: 12'1" x 8'2" Pvc double glazed bow window to fore, radiator.

FITTED BREAKFAST KITCHEN: 21'9" max / 18' min x 14' Pvc double glazed windows to side and rear with double glazed French doors to garden, single drainer sink unit set into sweeping rolled edge work surfaces having upstands and concealed down lighters above, there is a comprehensive range of fitted units to both base and wall level including drawers, Range style twin cooker having gas hob and extractor canopy over, recesses for washing machine, dryer and fridge, double radiator, space for breakfast/dining table, useful storage cupboard together with deep under stairs cupboard.

STAIRS TO LANDING: Airing cupboard.

BEDROOM ONE: 15'7" plus door recess x 8'2" min Pvc double glazed windows to front and side, radiator, two double fitted wardrobes, wood laminate flooring.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, tiled splash backs, wood laminate flooring.

BEDROOM TWO: 14'9" max / 13'6" min x 11'3" Pvc double glazed windows to fore and side, radiator, double built-in wardrobe.

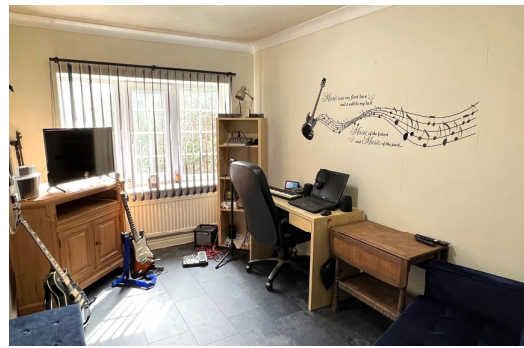
BEDROOM THREE: 14' x 10' Pvc double glazed window to rear, double radiator, wood laminate flooring.

BEDROOM FOUR: 9'1" x 8' Pvc double glazed windows to side and rear, radiator, wood laminate flooring.

FAMILY BATHROOM: Pvc double glazed obscure window to side, white suite comprising bath having shower over and side splash screen, wash hand basin, low flushing wc, chrome ladder style radiator.

SIDE GARAGE: 19'6" x 9'9" Pvc door and double glazed window to side. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area to a lawned rear garden offering a good degree of privacy with mature laurel hedge, shrubs and bushes, timber shed and summerhouse



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.)

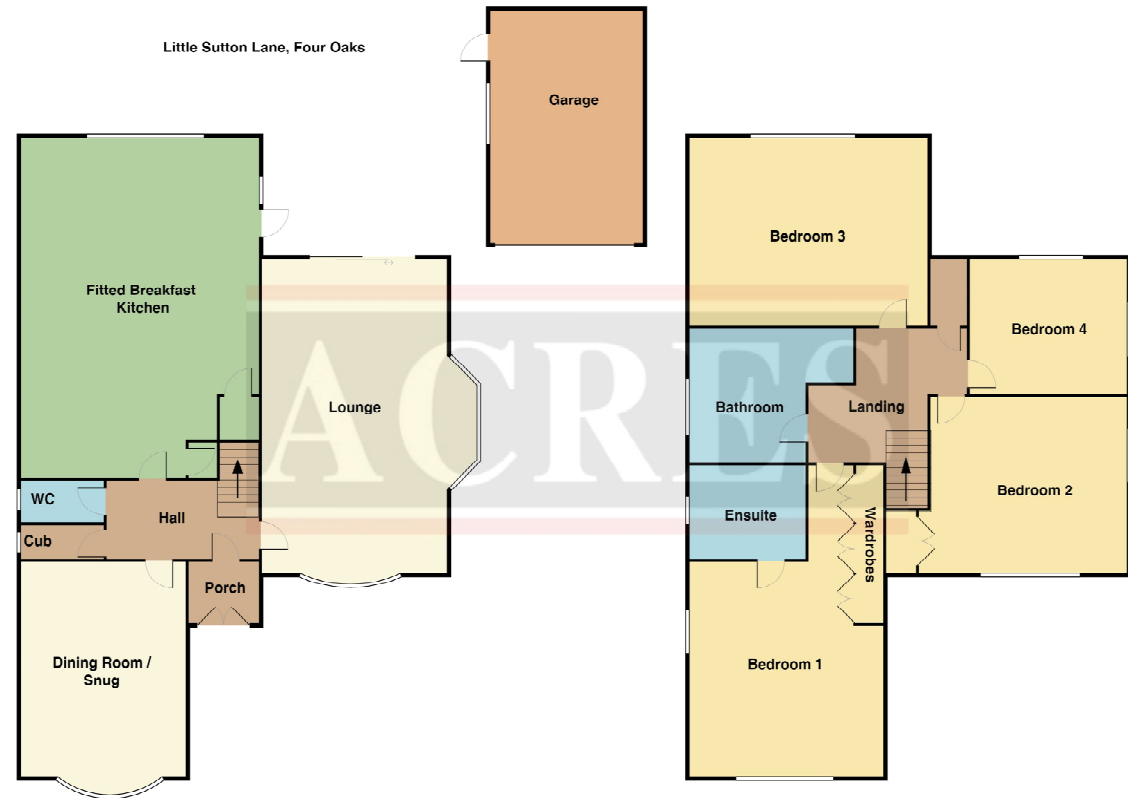
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Mere Green Road/Lichfield Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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.