

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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www.acres.co.uk



- ◆ Three bedroom, detached family home
- ◆ Well appointed bathroom
- ◆ Sizeable lounge with double doors to:
- ◆ Dining room
- ◆ Attractive, fitted breakfast kitchen
- ◆ Potential for guests cloakroom/wc
- ◆ Further opportunity for redevelopment/extension
- ◆ Garage
- ◆ Delightful, mature rear garden
- ◆ Block paved driveway to fore



***9 CROCKFORD DRIVE, FOUR OAKS, B75 5HH - OFFERS AROUND £550,000***

This most impressive, deceptively spacious and well maintained, three bedroomed, detached family home offers a wealth of opportunity for re-development/extension (subject to necessary planning permissions). Well regarded schooling is within walking distance and allows for excellent educational opportunities and public transport links can be accessed via the Cross City rail line and readily available bus services. Mere Green provides a variety of local shopping amenities and facilities having a bustling social scene throughout the week, is completed by the areas selection of public houses, restaurants and coffee shops. This truly attractive family home briefly comprises entrance hall, imposing lounge having double doors opening to dining room, fitted breakfast kitchen and storage cupboard (with potential for conversion to a guests cloakroom/wc) complete the ground floor accommodation. To the first floor are three good sized bedrooms having built-in and fitted wardrobes to two of them, all serviced by a well appointed family bathroom. Externally a most delightful fore garden with block paved drive gives access to side garage and to the rear is a private, mature garden accessing the kitchen and dining room. To fully appreciate the accommodation on offer, it's potential for extension (STTP) and substantial living space, we highly recommend an internal inspection.

Set back from the roadway behind a block paved driveway with raised border to side, access is gained into the accommodation via a pvc double glazed obscure door with windows to side into:

**ENTRANCE HALL:** Doors radiate off to lounge, breakfast kitchen, storage (with opportunity for conversion), radiator, stairs off.

**LOUNGE:** 17'11" x 10'5" Pvc double glazed window to fore, inset living flame log effect gas fire, radiator, door to hall, glazed double doors open to:

**DINING ROOM:** 9'4" x 9'2" Pvc double glazed French doors to rear, radiator, glazed double doors to lounge, glazed single door opens to:

**FITTED BREAKFAST KITCHEN:** 11'9" x 9'3" Pvc double glazed door to rear having windows to side, matching wall and base units with integrated fridge/freezer, microwave and oven with grill over, rolled edge work surfaces with four ring electric hob and extractor canopy over, one and a half bowl sink/drain unit, tiled splash backs and floor, radiator, glazed door opens to dining room, solid door to airing cupboard with space for washing machine, further door to hall.

**STAIRS AND LANDING:** Pvc double glazed window to rear, doors open to three bedrooms and well appointed family bathroom, radiator.

**BEDROOM ONE:** 12'1" x 10'5" max / 8'5" min to wardrobes Pvc double glazed window to fore, fitted wardrobes and chest of drawers with central bed recess and dressing table, radiator, door to landing.

**BEDROOM TWO:** 12' x 10'4" Pvc double glazed window to side and fore, built-in wardrobes with recesses to side for study, radiator, door to landing.

**BEDROOM THREE:** 9'5" x 9'2" Pvc double glazed window to rear, radiator, door to landing.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, bath with glazed splash screen to side, vanity wash hand basin, low level wc with rolled edge work surfaces over, ladder style radiator, tiled splash backs and floor, door to landing.

**REAR GARDEN:** Paved patio radiates from dining room and kitchen leading to lawn, mature, well stocked borders line the perimeters, single door gives access into:

**GARAGE:** 17'4" x 8'7" Up and over garage door to fore, further doors to storage areas. **(Please check the suitability of this garage for your own vehicle)**



**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

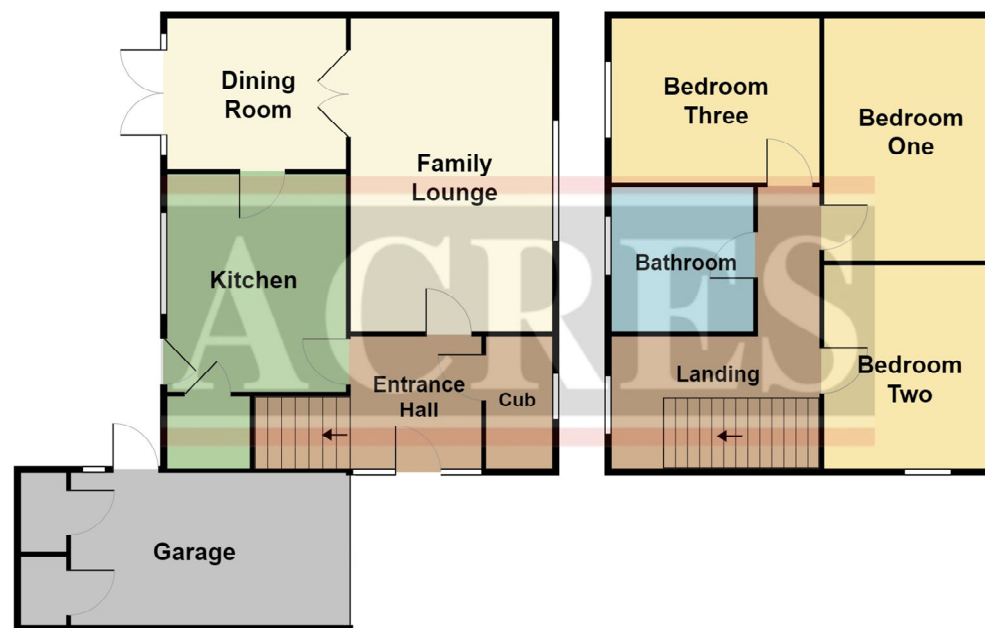
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Hill Village Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Crockford Drive, Sutton Coldfield, B75 5HH



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.