

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Vastly improved & extensively modernised semi-detached home
- ◆ Three bedrooms
- ◆ Well appointed family bathroom
- ◆ Attractive lounge with fireplace
- ◆ Superb open plan fitted breakfast kitchen with dining & family area
- ◆ Side utility with access to guests wc
- ◆ Well stocked rear garden
- ◆ Driveway to fore
- ◆ Single car garage



***12 ST BLAISE ROAD, FOUR OAKS, B75 5NH - PRICE GUIDE £435,000***

Nestled in this well regarded location within Four Oaks, this impressive semi-detached, freehold family home represents the epitome of modern comfort and style. Boasting extensive modernisation and conversion, the property has been meticulously improved to provide contemporary living accommodation. Excellent educational opportunities are within walking distance and further benefits from readily available public transport links at Mere Green including the Cross City rail line at Four Oaks station. Having the provision of gas central heating and pvc double glazing (both where specified), the property briefly comprises porch, entrance hall with doors off to an attractive lounge, superb rear fitted breakfast kitchen combining dining and family area, side utility and guests wc. To the first floor are three good sized bedrooms, master having built-in wardrobes and a re-fitted family bathroom. Externally there is a block paved driveway to fore, single car garage and well tended rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

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

**PORCH:** Obscure glazed front door with window to side opens to:

**ENTRANCE HALL:** Doors radiator off to family lounge and fitted breakfast kitchen, stairs to first floor, radiator.

**LOUNGE:** 14'11" x 10'10" Pvc double glazed bay window to fore, inset wall mounted Optiflame fire, having media wall over, radiator, door to hall.

**FITTED BREAKFAST KITCHEN COMBINING FAMILY & DINING AREA:** 24' through family area x 18'5" max / 11'3" min Pvc double glazed windows and French doors to rear, contrasting handleless wall and base units with integrated fridge/freezer and oven with grill over, edged work surfaces with four ring electric hob and extractor canopy over, tiled splash backs, kitchen island unit with integrated dishwasher, further matching work surface over, sink/drain unit, space for stools, tiled flooring, dining area having space for table family area having skylight above and space for sofas, radiator.

**UTILITY ROOM:** 12' x 9'5" Pvc double glazed window and door to rear, further obscure door to fore, space for additional fridge/freezer and washing machine, Shaker style base units with recess for dryer, edged work surfaces with inset stainless steel sink unit, tiled splash backs, radiator, door to:

**GUESTS WC:** Pvc double glazed obscure window to side, suite comprising low level wc, wash hand basin behind, towel radiator, door back into utility.

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

**BEDROOM ONE:** 14'6" x 9'3" Pvc double glazed bay window to fore, radiator, built-in wardrobes with sliding mirrored doors, door to landing.

**BEDROOM TWO:** 11'10" x 11'2" Pvc double glazed window to rear, radiator, door to landing.

**BEDROOM THREE:** 8' x 6' Pvc double glazed window to fore, fitted over stairs storage, radiator, door to landing.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear and side, white suite comprising bath, pedestal wash hand basin, low level wc and enclosed corner shower cubicle, tiled splash backs, ladder style radiator, door back into hall.

**REAR GARDEN:** Paved patio area accessed from family area and utility room, leads to lawn having mature shrubs and bushes lining the perimeters.

**GARAGE:** Up and over garage door to fore **(Please check the suitability of this garage for your own vehicle)**



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

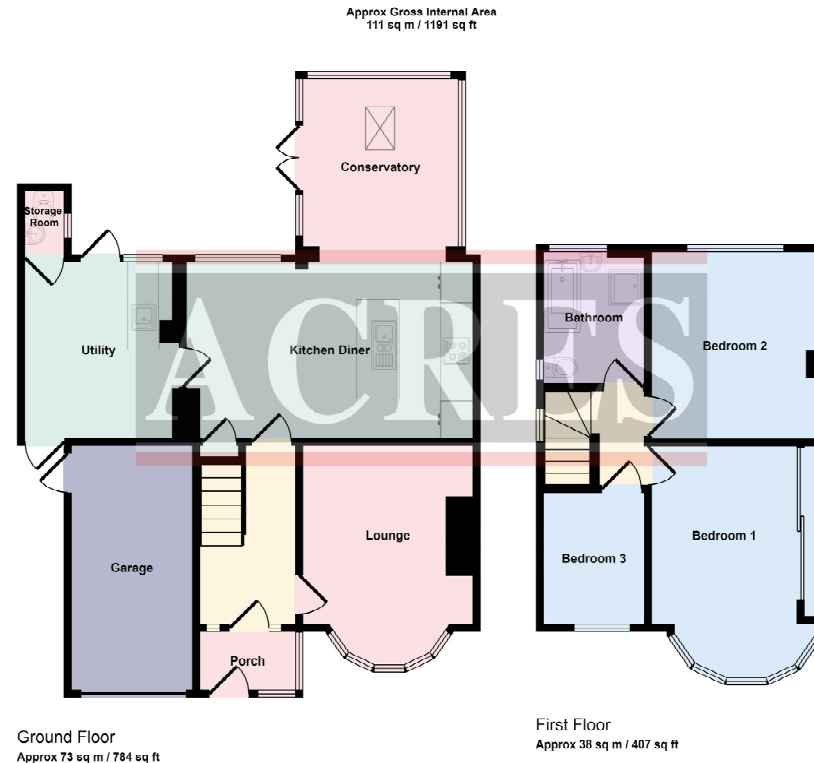
**COUNCIL TAX BAND:** D

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

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

**LOCATION:** Set off Darnel Hurst Road, in turn off Worcester Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.