

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three good bedrooms
- ◆ Well appointed feature bathroom
- ◆ Imposing, spacious lounge
- ◆ Substantial, imposing, comprehensively refitted dining kitchen
- ◆ Kitchen having a host of integrated appliances and central island
- ◆ Open plan dining/family sitting area
- ◆ Two car parking
- ◆ A superbly appointed and comprehensively renovated property



12 TOWER ROAD, FOUR OAKS B75 5EW - PRICE GUIDE £330,000

This delightful, well appointed, comprehensively refurbished, freehold townhouse is set in a prime, central, sought after location close to the heart of Mere Green where there is a variety of shops, restaurants and coffee houses. Four Oaks additionally offers well regarded schooling for all ages together with excellent public transport links including access to the Cross City rail line. Finished to an exacting specification, the property is complemented further by the provision of renewed gas central heating and PVC double glazing (both where specified). Briefly comprising, reception hall, attractive lounge, substantial, extended breakfast kitchen combining family room having a range of integrated appliances, central island unit and space for table/sofa. To the first floor there are three bedrooms and a well appointed family bathroom. Having a lawned rear garden, to fully appreciate the property on offer, it's host of features, together with true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a driveway providing twin car off road parking. Access is gained to the property via a multi locking front door having obscure double glazed insets opening to:

RECEPTION HALL: Wood laminate flooring, stairs off.

ATTRACTIVE LOUNGE: 15'3" max x 13'1" max 12'1" min PVC double glazed window to front, double radiator, fireplace recess with fire surround, wood laminate flooring, square archway opens to:

EXTENDED, COMPREHENSIVELY REFITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM: 18'7" max x 17'0" min x 15'7" Wide PVC double glazed windows with central double glazed double French doors open to rear, stainless steel single bowl sink set into sweeping contemporary worksurfaces having double base unit beneath with a further comprehensive range of fitted units including pan draw units, elevated oven having separate grill above, in turn with integrated microwave over, integrated washing machine and dishwasher, unit providing space for integrated fridge freezer, marble styled tiled splashbacks, the focal point of the kitchen being its delightful, wide island unit having inset, flush fitting hob and peninsular breakfast bar area with space for three/four stools.

FAMILY SITTING AREA/BREAKFAST AREA: Space for breakfast table, space for sofa, double radiator, elevated power points for wall mounted television, feature tiling throughout.

STAIRS TO LANDING: Radiator.

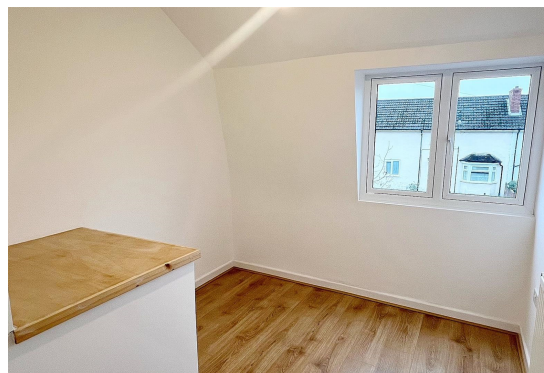
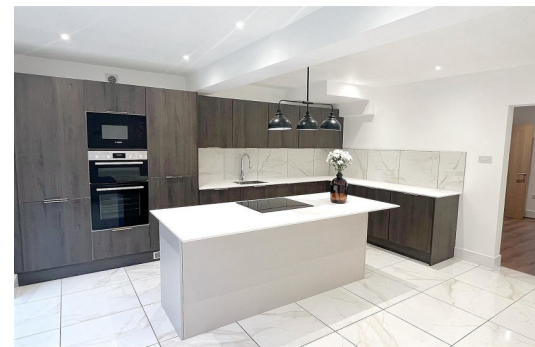
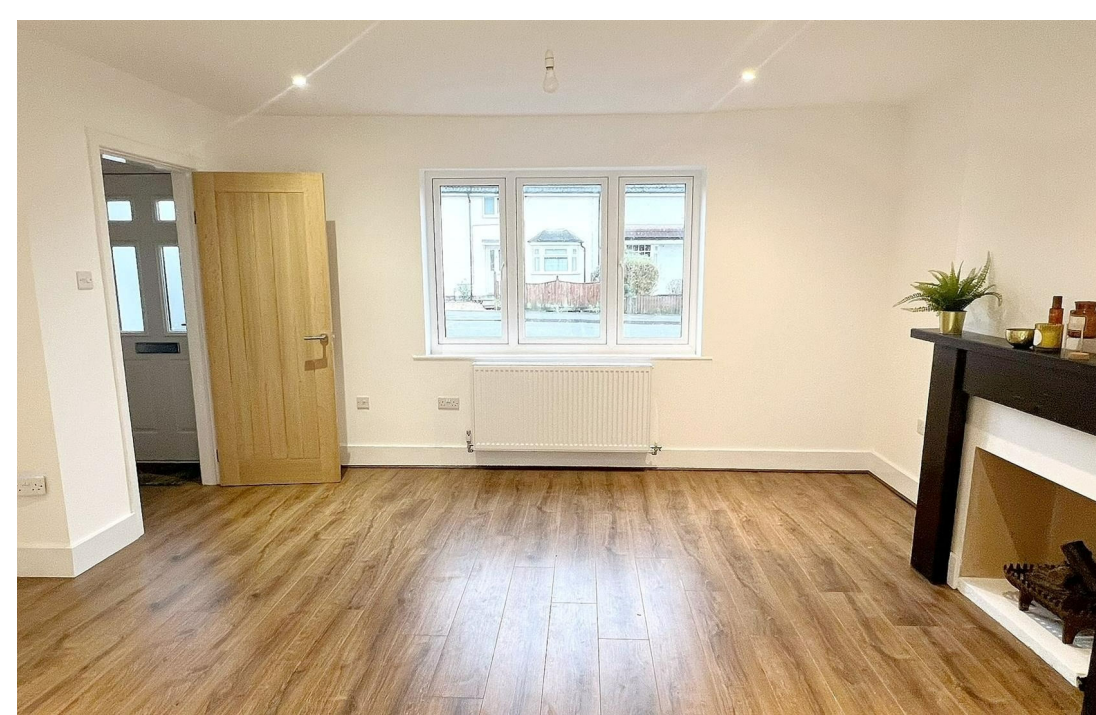
BEDROOM ONE: 12'9" max x 12'0" min x 12'0" max x 10'10" min PVC double glazed window to front, double radiator, wood laminate flooring.

BEDROOM TWO: 11'6" max x 10'2" min x 7'6" PVC double glazed window to rear, radiator, wood laminate flooring

BEDROOM THREE: 9'6" max x 7'6" min x 8'6" max x 5'4" min PVC double glazed window to front, radiator, deep storage ledge, wood laminate flooring.

FAMILY BATHROOM: PVC double glazed obscure window to rear, matching, well appointed white suite comprising bath having shower over and side splashscreen, full height tiled splashback, bowl wash hand basin set on base unit having display shelving, low flushing w.c., further tiling to walls and floor, chrome ladder style radiator.

OUTSIDE: Paved patio area to a lawned rear garden.



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

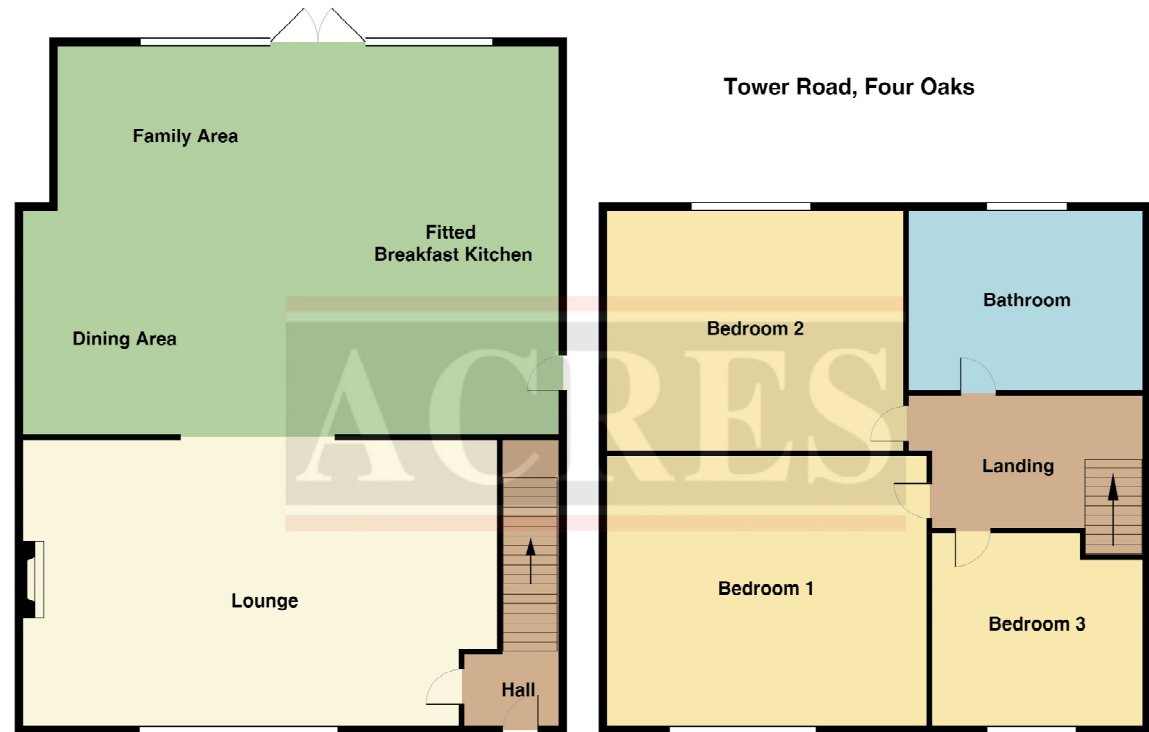
COUNCIL TAX BAND: C.

FIXTURES & FITTINGS: Renewed fitted carpets are included in the sale

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Grange Lane/St James Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	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.