

ACRES

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

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- ◆ Three double bedrooms
- ◆ White bathroom
- ◆ Spacious lounge
- ◆ Large rear conservatory
- ◆ Kitchen having a range of appliances
- ◆ Garage
- ◆ Rear garden
- ◆ Set in a central, sought after location
- ◆ NO UPWARD CHAIN



35 BUTLERS LANE, FOUR OAKS, B74 4SB - OFFERS AROUND £400,000

Set in a central, convenient location, just a short stroll from well regarded schooling for all ages, this deceptively spacious, freehold, semi-detached, three bedroomed family home/dormer bungalow, is further complemented by the provision of gas central heating and pvc double glazing (both where specified). Butlers Lane railway station is close by with the addition of excellent local bus services, furthermore Mere Green shopping centre with its host of facilities, together with Sutton Park, are within walking distance. To fully appreciate the property on offer, together with its true proportions, we highly recommend an internal inspection. Briefly comprising deep reception hall, spacious rear lounge, generous conservatory, kitchen having a range of appliances, further having the potential for the provision of breakfast table, two ground floor double bedrooms, together with white bathroom. To the first floor there is a further double bedroom and substantial loft area, which provides the scope for further developed into an additional fourth bedroom/bathroom. To the rear of the property is a south-easterly facing rear garden, and to the front of the property is a garage with storage above.

Set back from the roadway behind a twin car driveway having lawn to side, access is gained to the accommodation via:

RECESSED PORCH: Part obscure glazed timber door opens to:

RECEPTION HALL: Radiator, stairs off.

SPACIOUS LOUNGE: 15'10" x 13'3" max / 12' min Wide picture window to rear with French door opening to conservatory, double radiator.

REAR CONSERVATORY: 11'10" x 9'2" Pvc double glazed windows to side and rear elevations with double glazed French door to garden.

KITCHEN: 12' x 11'9" Pvc double glazed window to side, single drainer sink unit having base unit beneath, single drainer unit having base unit beneath, there is a further range of fitted wall and base units together with rolled edge work surfaces, tiling to walls, cooker, fridge, freezer and washing machine (being included within the sale), double radiator, pantry/storage cupboard. With a slight re-design of the kitchen, there is the scope to easily provide space for breakfast table.

BEDROOM ONE: 12' x 11'11" Pvc double glazed bow window to front, radiator.

BEDROOM TWO: 12' x 10' Pvc double glazed window to side, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath having mixer shower, wash hand basin, low flushing wc, tiling to walls, radiator, linen/storage cupboard.

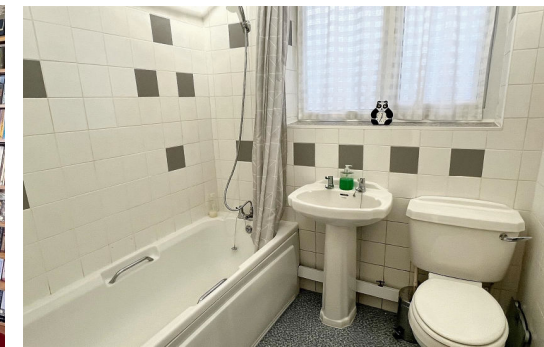
STAIRS TO FIRST FLOOR:

BEDROOM THREE: 16' max / 6'9" min x 10'2" and 10' Pvc double glazed window to front, double radiator, low level door opens to:

LARGE LOFT: 18'6" x 9'7" plus further recess Providing storage and scope for further alteration. Being part boarded and insulated.

GARAGE: 17'2" x 8'7" Having additional storage area over car recess. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area to a lawned rear garden having shrubs and bushes, outside tap and timber fencing.



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)

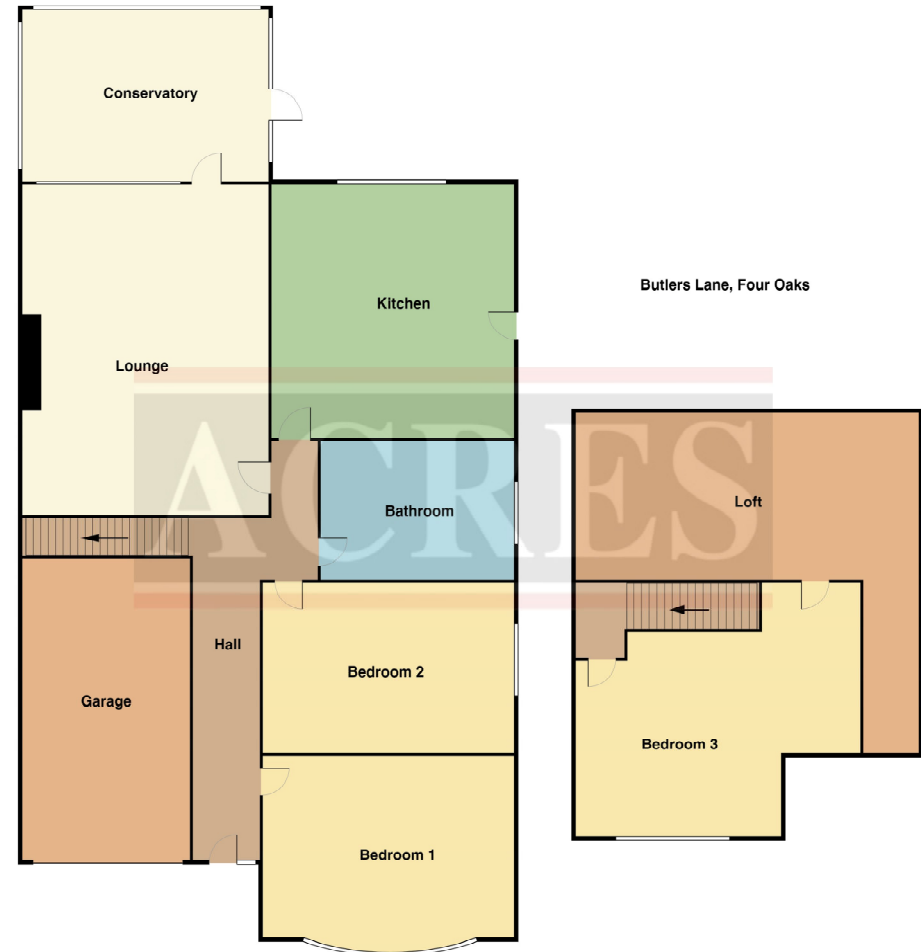
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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.