

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Shower room/potential bathroom
- ◆ Spacious through lounge
- ◆ Extended dining area
- ◆ Enlarged breakfast kitchen
- ◆ Garage
- ◆ Set in a central, sought after location
- ◆ Offering great scope & potential
- ◆ NO UPWARD CHAIN



44 ROWALLAN ROAD, FOUR OAKS, B75 6RE - OFFERS AROUND £365,000

Set in a prime, central and sought after location, just a short stroll from the highly regarded Moor Hall Infant and Junior school, the property is also ideally placed for all other local amenities. Mere Green shopping centre with its variety of restaurants, coffee houses and shopping facilities, is positioned within an approximate one mile radius, as is Four Oaks train station. The spacious accommodation is enhanced by a full width rear extension and further offers both pvc double glazing and gas central heating (both where specified), furthermore there is the security of an alarm system. To fully appreciate the property on offer, its true proportions and further potential, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, spacious through lounge, rear dining area, fitted breakfast kitchen, three bedrooms, shower room/potential bathroom, garage and rear garden.

Set back from the roadway behind a multi-vehicular block paved driveway, access is gained to the property via a part obscured pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to side, door to:

SPACIOUS THROUGH LOUNGE: 22'6" x 12' max / 9' min Pvc double glazed window to front, two double radiators, coal effect electric fire set on a hearth with fire surround.

REAR DINING AREA: 11'9" x 8'1" Double glazed patio doors to rear, double radiator.

EXTENDED BREAKFAST KITCHEN: 21'6" x 8'2" Pvc double glazed window to rear, single drainer sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, recesses for washing machine, fridge, freezer and cooker, space for breakfast table, pantry cupboard, part obscure pvc double glazed door to outside.

STAIRS TO LANDING: Linen cupboard.

BEDROOM ONE: 14'6" max x 12' into recess / 9' min Pvc double glazed window to front, radiator, double and single wardrobes.

BEDROOM TWO: 12' x 7'9" Pvc double glazed window to rear, radiator, double and single wardrobes.

BEDROOM THREE: 11'4" x 8'3" Pvc double glazed window to front, radiator.

SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, tiling to walls, radiator. Airing cupboard housing combination central heating boiler.

GARAGE: 16'1" x 8'3" Part pvc double glazed obscure door to side **(Please check the suitability of this garage for your own vehicle)**

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



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)

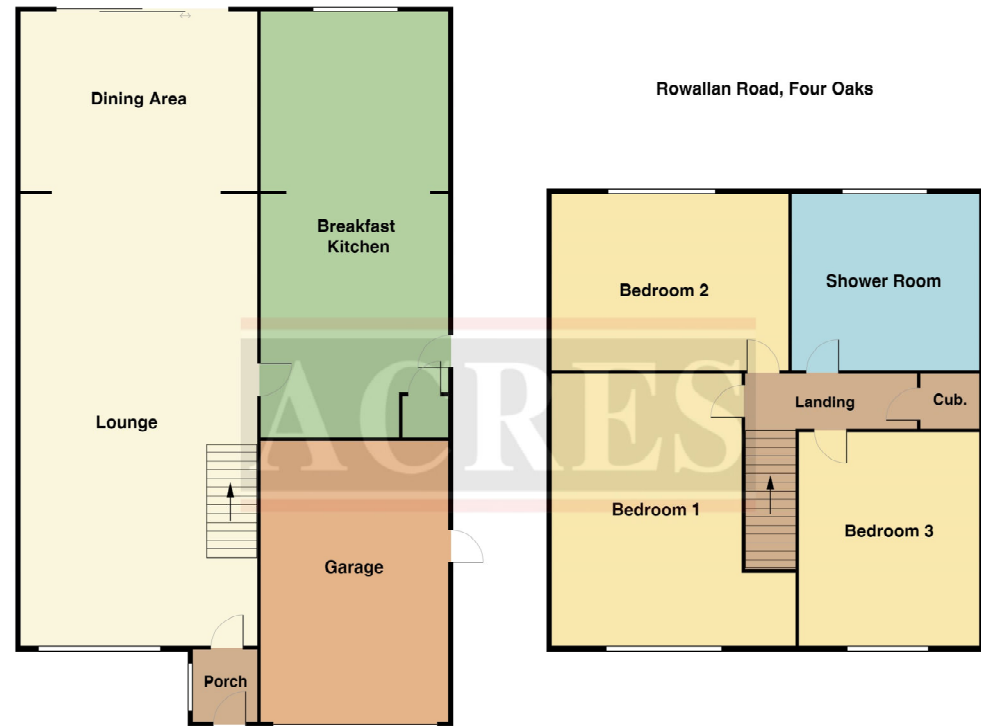
COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Heath Croft Road/Homer Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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.