

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three good bedrooms
- ◆ Family shower room
- ◆ Attractive lounge
- ◆ Dining room
- ◆ Fitted kitchen with hob & oven
- ◆ Rear lobby
- ◆ Store rooms/potential utility
- ◆ Southerly rear garden
- ◆ Much improved & well presented



***259 CLARENCE ROAD, FOUR OAKS, B74 4LP - GUIDE PRICE £325,000***



Set in a prime, central and sought after location, being ideally placed for well regarded schooling for all ages, the property is also served locally by a range of shopping facilities on Clarence Road or at 'The Crown', furthermore there is a host of restaurants and other amenities at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), this deceptively spacious townhouse enjoys tastefully decorated accommodation and is complemented further by it's mature, southerly rear garden with further green aspect to rear. Briefly comprising welcoming reception hall, spacious lounge, dining room, kitchen having integrated hob and oven, rear lobby with store rooms/potential utility off. To the first floor there are three generous bedrooms together with a white shower room, all of which to fully appreciate we highly recommend an internal inspection.

Set back from the roadway behind a privet hedge, to lawned fore garden, a pathway gives access to the property via a pvc front door having obscure double glazed insets opens to:

**RECEPTION HALL:** Radiator, wood laminate flooring.

**ATTRACTIVE LOUNGE:** 14'7" x 11'6" Pvc double glazed window to front, radiator, wood laminate flooring.

**DINING ROOM:** 11'1" x 9'4" Pvc double glazed window to rear, radiator, wood laminate flooring.

**FITTED KITCHEN:** 10'9" max / 7'10" min x 10' max / 6'6" min Two windows and door 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, stainless steel oven having gas hob above, recesses for fridge, freezer and washing machine, radiator, tiled floor.

**REAR LOBBY:** Pvc double glazed window to rear, double glazed door to patio.

**STORE ROOMS/POTENTIAL UTILITY:** 5'9" x 5' Window to side.

**STAIRS TO LANDING:**

**BEDROOM ONE:** 12'10" x 9'6" Pvc double glazed window to rear, radiator.

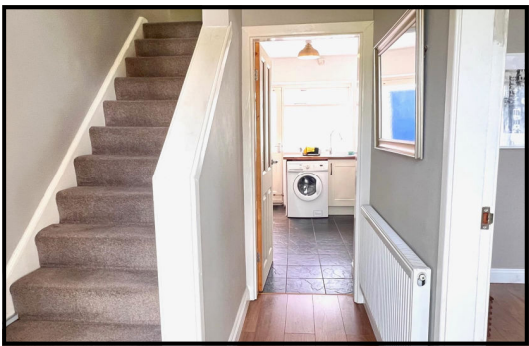
**BEDROOM TWO:** 11'6" x 11'2" plus door recess Pvc double glazed window to front, radiator

**BEDROOM THREE:** 11'7" max / 8'3" min x 10' Pvc double glazed window to front, radiator.

**SHOWER ROOM:** Obscure pvc double glazed window to rear, enclosed shower cubicle with glazed splash screens, tiled splash backs, matching wash hand basin, low flushing wc, ladder style radiator, linen cupboard.

**OUTSIDE:** Patio area with brick built store room opening to a lawned rear garden having well stocked borders with a variety of shrubs and bushes, greenhouse overlooking allotments to rear.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





**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.)

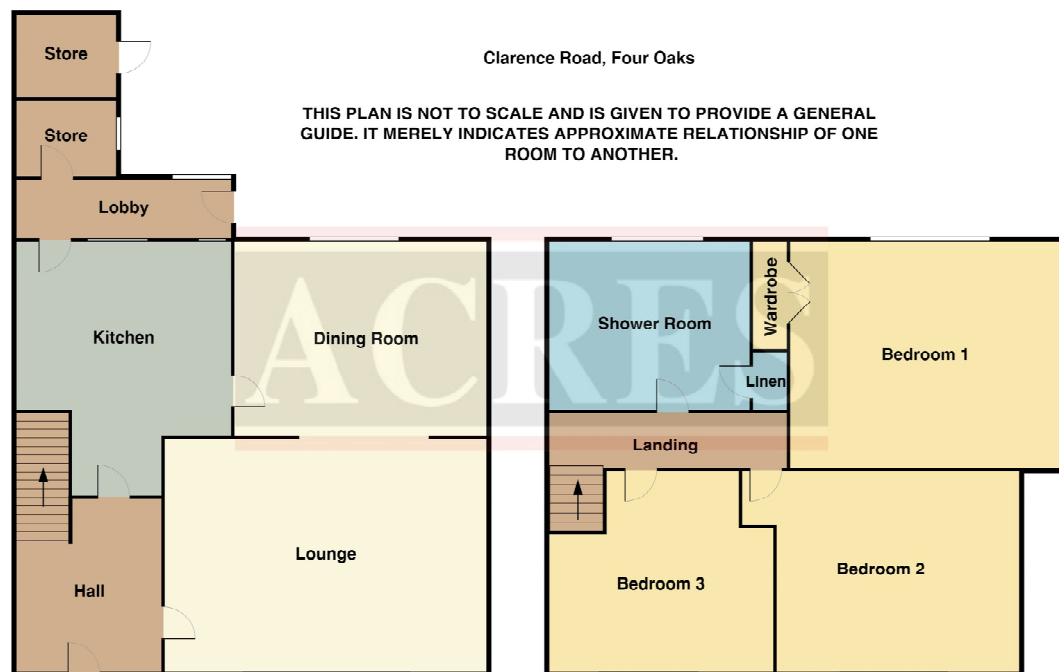
**COUNCIL TAX BAND:** C

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

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

**LOCATION:** Set off Belwell Lane/Rosemary Hill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.