

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Three good bedrooms
- ◆ Well appointed white bathroom
- ◆ Attractive, spacious lounge
- ◆ Large conservatory
- ◆ Den/family room
- ◆ Fitted kitchen
- ◆ Utility room
- ◆ Guests cloakroom/wc
- ◆ Off road parking & mature garden
- ◆ Much improved & well presented
- ◆ NO UPWARD CHAIN



103 GRANGE LANE, FOUR OAKS, B75 5LJ - OFFERS OVER £350,000

Set in a central, convenient location, close to well regarded infants and junior schooling, the property is also served locally by excellent public transport links including bus services, together with the Cross City rail line. Mere Green shopping centre with its variety of restaurants, shops and cafes, is positioned within walking distance. Much improved and well presented, the property offers spacious accommodation which is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising enclosed porch, reception hall, guests cloakroom/wc, attractive, spacious lounge, large rear conservatory, fitted breakfast kitchen, den/family room and utility room. To the first floor there are three bedrooms, together with a family bathroom provided with white suite, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway, a part pvc double glazed door provides access to a:

FULLY ENCLOSED PORCH: Pvc double glazed windows to side, tiled floor, part obscure glazed timber stained door opens to:

RECEPTION HALL: Pvc double glazed window to front, radiator, tiled floor.

GUESTS CLOAKROOM/WC: Pvc double glazed window to front, white low flushing wc, wash hand basin, radiator, tiled floor.

ATTRACTIVE LOUNGE: 17'7" max / 11'3" min x 12'6" max / 9'4" min Pvc double glazed window to front, double radiator, pvc double glazed patio doors to:

REAR CONSERVATORY: 11'3" x 10'3" Pvc double glazed windows to side and rear with double glazed double French doors to garden, double radiator, tiled floor.

BREAKFAST KITCHEN: 11'6" x 11'6" Pvc double glazed window to rear, double bowl 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, cooker recess, space for breakfast table, double radiator, tiled floor.

DEN/FAMILY ROOM: 18'1" x 8'3" Pvc double glazed window and door to front, double radiator, wood laminate flooring.

UTILITY ROOM: 8' x 5'7" Pvc double glazed window to rear, part pvc double glazed door to side, rolled edge work surfaces having double base unit, recesses for washing machine and dryer, radiator, wood laminate flooring.

STAIRS TO LANDING: Pvc double glazed window to front, linen cupboard.

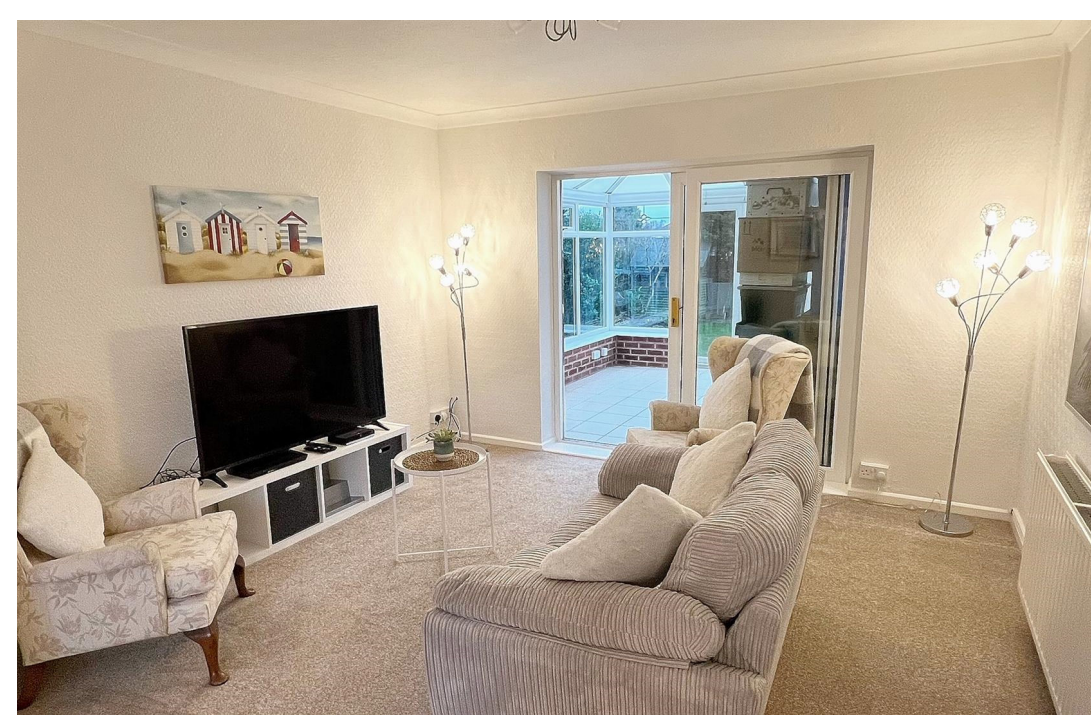
BEDROOM ONE: 12'4" x 9'4" plus door recess Pvc double glazed window to rear, radiator.

BEDROOM TWO: 11'3" max / 8'4" min x 10'3" Pvc double glazed window to rear, two double built-in wardrobes, radiator.

BEDROOM THREE: 9'3" x 8'2" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching renewed white suite comprising bath, wash hand basin, low flushing wc, enclosed separate shower cubicle with glazed splash screens, tiled splash backs, chrome ladder style radiator, wood laminate flooring.

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



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)

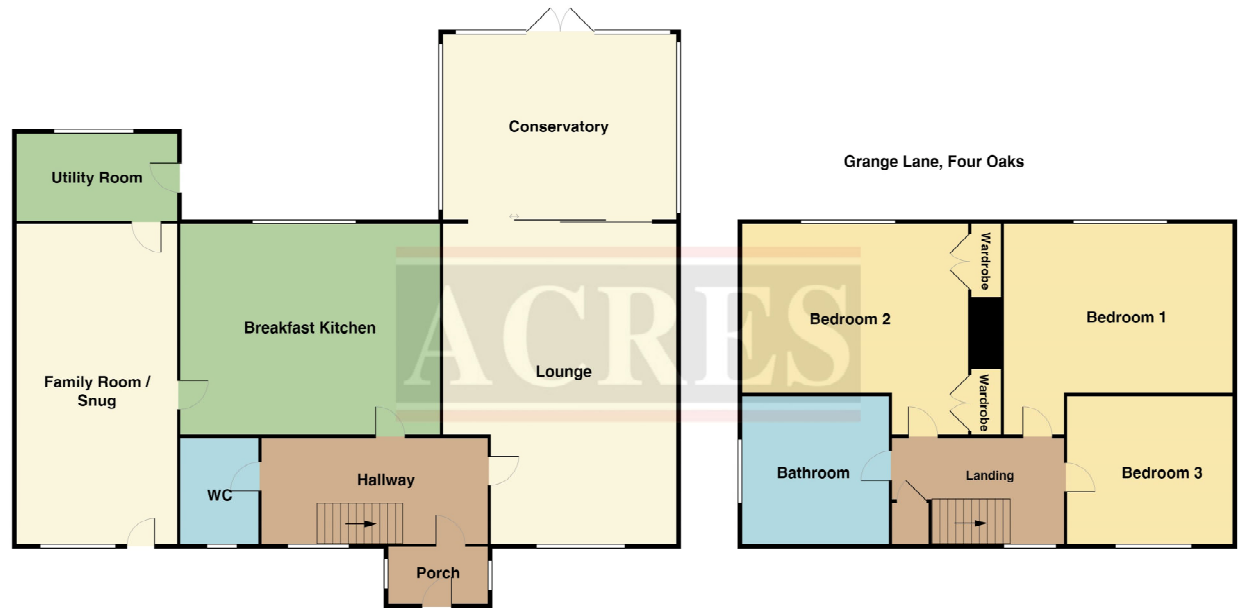
COUNCIL TAX BAND: C

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Little Sutton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	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.