

ACRES

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



- ◆ Traditional end terrace with original features
- ◆ Two good sized bedrooms
- ◆ Attractive large lounge
- ◆ Fitted kitchen with dining area
- ◆ Family bathroom with white suite
- ◆ Off road parking
- ◆ Mature rear garden
- ◆ Sought after location
- ◆ Scope for extension



53 HILL HOOK ROAD, FOUR OAKS B74 4EF - GUIDE PRICE £350,000

This well presented, charming, two bedroomed traditional end terraced property, is positioned in a sought after central location, being close to public transport links by way of buses on Hill Hook Road and the Cross City railway line at Blake Street Station. The property is ideally placed for well regarded schooling and to Mere Green centre where there is a number of facilities to enjoy including shops, bars, restaurants and cafes, along with other useful amenities. The property also benefits from being a short stroll away from the nature reserve set off Netherstone Grove. The accommodation offers PVC double glazing and gas central heating (both where specified) and briefly comprises, fully enclosed porch, attractive lounge, fitted breakfast kitchen with dining area opens to mature rear garden. On the first floor there are two double bedrooms, well positioned white family bathroom. Externally there is a generous rear garden. To fully appreciate the property's charm, we highly recommend an internal inspection.

Set back from the roadway there is a generous drive with electric gates. The property is accessed via:

ENCLOSED PORCH: Having a multi lock, composite door.

ATTRACTIVE LOUNGE: 13'10" x 12'4" PVC double glazed window to front, radiator, gas, coal effect fire with hearth and tiled surround.

BREAKFAST KITCHEN/DINING AREA: 18'4" x 6'11"

KITCHEN: Double glazed PVC window to rear, the kitchen comprises a range of cupboards fitted to both base and wall with rolled edge worksurfaces, tiled splashback, Belfast sink, integrated dishwasher, plumbing for washing machine, double oven with grill as well as a four ring gas hob and canopy extractor over.

DINING AREA: PVC double glazed window to side, stable door to rear, radiator, pantry cupboard.

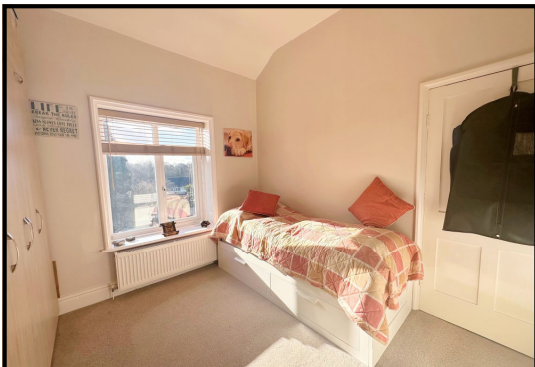
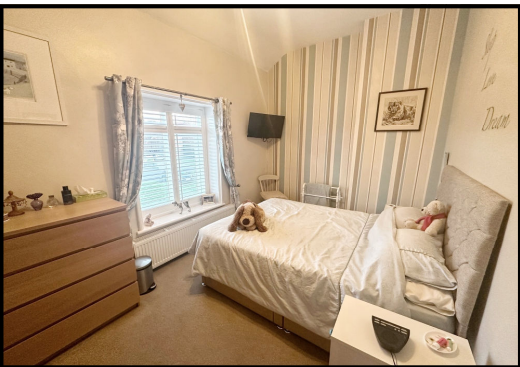
STAIRS TO LANDING:

BEDROOM ONE: 14'8" x 9'1" PVC double glazed window to front, built-in wardrobes and radiator.

BEDROOM TWO: 10'4" x 8'5" PVC double glazed window to rear and radiator.

BATHROOM: Obscure PVC double glazed window to rear, matching white suite comprising bath, enclosed shower cubicle with splash screen, wash hand basin with vanity unit, low level w.c., chrome ladder style radiator.

OUTSIDE: Patio area leading lawned area having an array of shrubs and bushes.



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: B

FIXTURES & FITTINGS: Fitted carpets, blinds and curtains

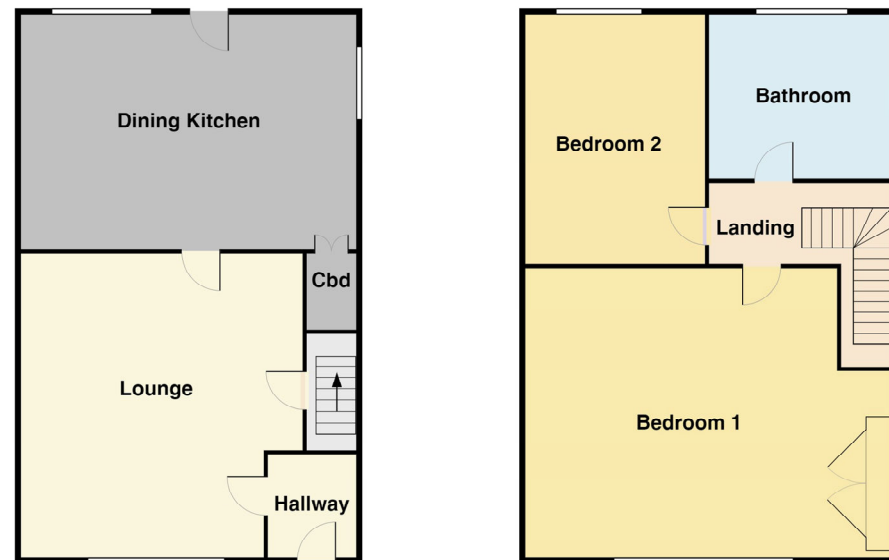
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road/Lichfield Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Hill Hook Road, Four Oaks



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.