

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three good bedrooms
- ◆ Well appointed bathroom
- ◆ Separate wc
- ◆ Spacious lounge
- ◆ Dining room
- ◆ Fitted breakfast kitchen
- ◆ Brick built rear stores
- ◆ Off road parking
- ◆ Mature rear garden
- ◆ No upward chain



***109 GRANGE LANE, FOUR OAKS, B75 5LJ - OFFERS AROUND £325,000***

Set in a well regarded location, close to local schooling, the property is also served locally by excellent public transport links including bus services and Cross City rail line. Mere Green, which offers a variety of shops, restaurants, cafes and other facilities, is positioned within walking distance. The property is complemented by gas central heating and pvc double glazing (both where specified) and briefly comprises reception hall, attractive, spacious lounge, dining room and fitted breakfast kitchen with pantry. To the first floor there are three bedrooms, family bathroom and separate wc. Externally there is a generous mature rear garden with three brick built stores. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway, there is a pvc double glazed door opening to:

**RECEPTION HALL:** 10'5" x 6' Pvc double glazed window to front, obscure pvc double glazed window to side, radiator, storage cupboard.

**SPACIOUS LOUNGE:** 13'2" x 12'6" Pvc double glazed window to front, fireplace having electric fire, shelving unit, radiator.

**FITTED BREAKFAST KITCHEN:** 13'4" x 12'7" Pvc double glazed window and French door to rear, there is a range of units fitted to both base and wall level, inset stainless steel sink unit set into rolled edge work surfaces, integrated oven, hob with extractor canopy over, plumbing for washing machine, pantry with pvc double glazed obscure window to side.

**DINING ROOM:** 9'10" x 9'8" Pvc double glazed window to rear, radiator, storage cupboard,

**STAIRS TO LANDING:** Pvc double glazed window to side, storage cupboard.

**BEDROOM ONE:** 11'1" x 10' Pvc double glazed window to rear, radiator, storage cupboard.

**BEDROOM TWO:** 10'8" x 10'11" Pvc double glazed window to front, radiator, storage cupboard.

**BEDROOM THREE:** 8'7" x 8'1" Pvc double glazed window to front, radiator.

**BATHROOM:** 6'7" x 4'9" Pvc double glazed obscure window to rear, matching white suite comprising bath with shower over and glazed splash screen, sink with vanity unit, tiled walls.

**SEPARATE WC:** Obscure pvc double glazed window to side, low level wc.

**OUTSIDE:** Paved patio area to a lawned rear garden having shrubs and bushes, three brick built stores.



**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

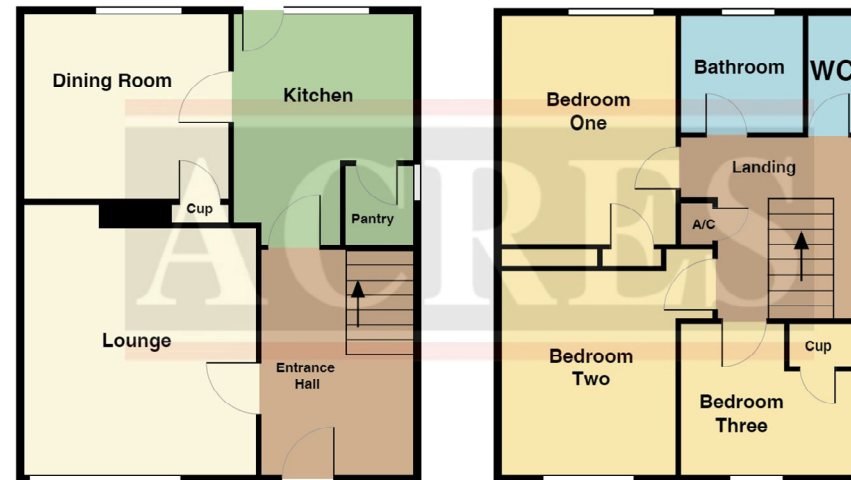
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Grange Lane, Sutton Coldfield, B75 5LJ



**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.