

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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- ◆ Three bedrooms
- ◆ White shower room
- ◆ Spacious lounge
- ◆ Separate day/dining room
- ◆ Extended breakfast kitchen
- ◆ Utility room & guest wc
- ◆ Substantial southerly rear garden
- ◆ Central sought after location
- ◆ Scope for alteration
- ◆ NO UPWARD CHAIN



***47 WALSALL ROAD, FOUR OAKS, B74 4NH - ASKING PRICE £400,000***

Available for sale for the first time in 48 years, this imposing, substantial, freehold, semi-detached family home is set in a prime, central and sought after location close local shops and public transport facilities. Positioned within only a few hundred metres of well regarded schooling for all ages, the property is similarly placed for Sutton Park and access to the Cross City rail line. Having gas central heating, secondary and double glazing (each where specified), the property provides the scope for further alteration/enlargement and is set upon a generous mature plot having an approximate southerly facing rear garden. Briefly comprising reception hall, spacious lounge, 'L'-shaped family/dining room, extended breakfast kitchen, utility room, guests cloakroom/wc, three bedrooms and a white shower room. Additionally the property has a garage styled store room, which to appreciate we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway having side shrubs and bushes, access is gained to the property via front door with glazed inset opening to:

**RECEPTION HALL:** Secondary glazed windows to front, return stairs to first floor having under stairs storage cupboard, radiator, part Minton tiled floor.

**SPACIOUS LOUNGE:** 13'11" x 11'1" Pvc double glazed square bay window to front, radiator.

**'L'-SHAPED FAMILY/DINING ROOM:** 19'10" max / 10' min x 17'4" max / 8'2" min Double glazed patio doors to rear, fireplace having hearth and mantle, double radiator opening to:

**Dining Area:** Pvc double glazed window to side, further double radiator and fitted base unit.

**BREAKFAST KITCHEN:** 14'9" x 9' Pvc double glazed window and half double glazed door to rear, one and a half bowl stainless steel sink unit set into sweeping granite work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, elevated stainless steel oven having separate grill, flush fitting hob, integrated dishwasher.

**UTILITY ROOM:** 5'4" x 4'3" max narrowing to 3'2" min Pvc double glazed windows to front and side, space for washing machine, rolled edge work surface.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to rear, white low flushing wc, matching wash hand basin, tiled floor.

**RETURN STAIRS TO LANDING:**

**BEDROOM ONE:** 17' x 10'3" Two double glazed sash windows to front, two radiators, double and single fitted wardrobe with storage cupboards above further built-in wardrobe/storage cupboard.

**BEDROOM TWO:** 10'6" x 10' max / 8'8" min Double glazed window to rear, radiator, double built-in wardrobe with storage cupboard over.

**BEDROOM THREE:** 9'7" x 7'4" Double glazed window to rear, radiator, fitted wardrobe.

**SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising large shower cubicle, vanity wash hand basin with base unit beneath, further side base unit with storage/display top above, low flushing wc, double radiator, tiling to walls.

**OUTSIDE:** Block paved patio area and timber decking to a substantial mainly lawned rear garden, enclosed by shrubs, bushes and trees, being of an approximate southerly aspect.

**Garage Style Store Room:** Approximately 16' x 8' Opening double doors and window to side.



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:** E

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	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.