

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Semi detached family home
- ◆ Three good size bedrooms
- ◆ Attractive lounge
- ◆ Open plan family kitchen/living room
- ◆ Guest WC
- ◆ Utility room/office
- ◆ Garage
- ◆ Private rear garden
- ◆ Sought after and convenient location



23 CLARENCE GARDENS, FOUR OAKS, B74 4AP - OFFERS AROUND £490,000

Set in a prime well regarded and centrally located cul de sac, this spacious well presented much improved freehold semi detached family home is set on a generous plot in a sought after and popular location of Four Oaks. Complemented by gas central heating and pvc double glazing (both where specified) the property is served within the area by well regarded schooling and is ideally placed for public transport links, including both bus and railway facilities. The accommodation is entered via a fully enclosed porch opening to a reception hallway, well presented lounge, fitted breakfast kitchen diner opening to dining area and family room, there is also a utility room/office and guest wc. To the first floor there are three good size bedrooms, with the master having built in wardrobes, a well appointed family bathroom, externally the property has a garage and a private mature rear garden which offers scope and potential for extension. To fully appreciate the accommodation on offer and its generous proportions, we highly recommend an internal inspection of this freehold property set in council tax band D. Outside there is a multi car driveway with access to:-

PORCH: Pvc double glazed window to side, pvc double glazed door and tiled flooring, access to the main house via:-

HALLWAY: 12'09" x 4'01" Multi lock pvc double glazed obscure door with radiator, wood effect flooring, guest wc off.

GUEST WC: Low level wc, tiled wall, wood effect flooring, sink and chrome ladder radiator.

LOUNGE: 12'11" x 10'06" Pvc double glazed bay window to front, radiator and fireplace with rustic exposed brick with timber effect shelving.

KITCHEN DINER: 9' x 23'02" Pvc double glazed window to side, pvc double glazed window to front, this much improved modern kitchen has a range of matching cupboards fitted to both base and wall level, work tops over with sink inset, induction hob with canopy over, integrated oven and grill, microwave, dishwasher, wine cooler, plumbing for washing machine, pull out cupboards and pan drawers, breakfast bar for three stools.

DINING AREA: Pvc double glazed French doors to rear and radiator.

DAY ROOM/FAMILY ROOM: 13' x 10'04" Wood effect flooring, built in storage space, double radiator.

UTILITY/STUDY: 7'04" x 12'02" Pvc double glazed door to side, built in storage cupboard with additional cupboards built to base, wood effect flooring, plumbing for washing machine/ space for tumble dryer.

STAIRS TO LANDING: Pvc obscure double glazed window to side with built-in storage shelves.

BEDROOM ONE: 13'06" x 10'06" Pvc double glazed bay window to front with built-in wardrobes and radiator.

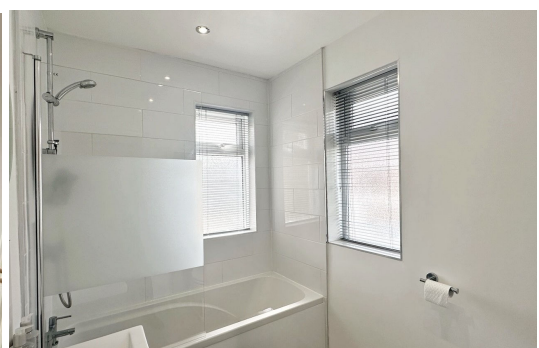
BEDROOM TWO: 9'02" x 8'08" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 7'04" x 9'02" Pvc double glazed window to rear and radiator.

BATHROOM: 8'02" x 5'06" Pvc obscure double glazed window to front, pvc obscure window to side, this modern matching white suite comprises of a bath with overhead shower and glazed shower screen, tiled walls, sink with vanity unit, low level wc with built-in storage space surround, chrome ladder effect radiator and tiled floors.

GARAGE: 17'07" x 14'03" max (please check the suitability of these measurements for your own vehicle) Up and over metal garage door with window to rear and plumbing for washing machine/dryer.

GARDEN: Patio area with access to garage, the property comprises of a mature rear garden which offers a number of bushes and trees to create the ultimate privacy with additional seating paved area and lawn.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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)

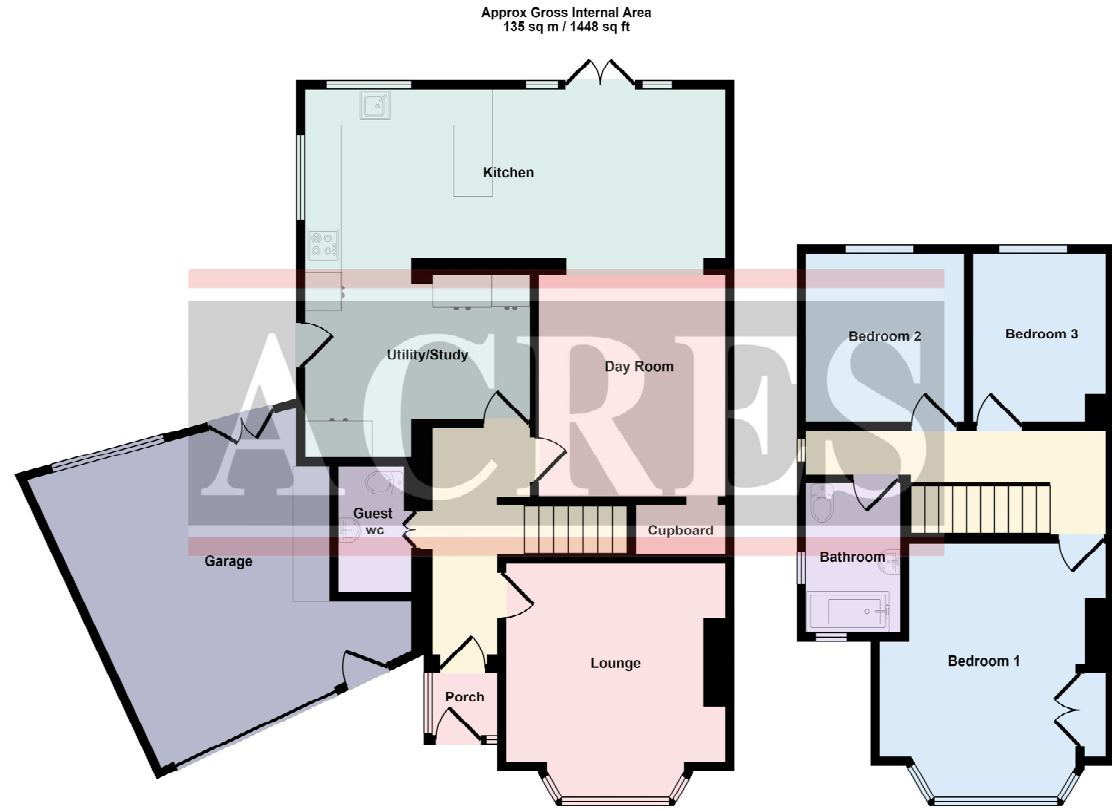
COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 94 sq m / 1008 sq ft

First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

