

ACRES

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- ◆ Four bedrooms
- ◆ Family bathroom
- ◆ Ground floor fourth bedroom with en-suite
- ◆ Attractive, spacious lounge
- ◆ Dining room
- ◆ Fitted kitchen
- ◆ Tree lined front aspect
- ◆ Set close to a delightful nature reserve
- ◆ Much improved & well presented



34 BALMORAL ROAD, FOUR OAKS, B74 4UF - OFFERS AROUND £469,000

This delightful, spacious, much improved and well presented, freehold, detached family home, has undergone extensive refurbishment to provide a well appointed family home. Set in a centrally located cul-de-sac, close to well regarded schooling for all ages, there are excellent public transport links readily available including the Cross City rail line and bus links. Furthermore the property is set just a short stroll from a delightful nature reserve having tree lined walkways. Briefly comprising welcoming reception hall, guests cloakroom/wc, attractive lounge opening to dining room, comprehensively fitted kitchen, side lobby accessing the property's ground floor fourth bedroom or optional den, in turn having a well appointed en-suite shower room off. To the first floor there are three further bedrooms, together with a family bathroom provided with white suite, externally the property has a mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, access is gained to the property via:

CANOPY PORCH: Pvc front door having obscure double glazed inset opens to:

RECEPTION HALL: Radiator, tiled style flooring, stairs off.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, white low flushing wc, wash hand basin with tiled splash backs, radiator, tiled style flooring.

ATTRACTIVE LOUNGE: 16'9" max / 14'1" min x 13'2" max / 9' min Pvc double glazed square bay window to front, fire surround having hearth and mantle, double radiator, tiled style flooring, opening to:

DINING ROOM: 12'10" x 11'9" Pvc double glazed patio doors to rear, double radiator, storage cupboard, tiled style flooring.

FITTED KITCHEN: 9'6" min x 7'9" Pvc double glazed window to rear, one and a half bowl sink unit, there is a comprehensive range of high gloss fitted units to both base and wall level including drawers, elevated electric oven having separate grill, flush fitting induction hob having extractor canopy over, rolled edge work surfaces having upstands, integrated microwave, recesses for fridge/freezer, washing machine and dryer.

SIDE LOBBY: Pvc doors to front and rear having double glazed insets, door to:

BEDROOM FOUR/DEN: 10'6" x 7'2" Pvc double glazed window to rear, radiator, built-in wardrobe/storage cupboard.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front, walk-in wide shower/wet area with floor drain, wash hand basin, low flushing wc, tiling to walls, ladder style radiator.

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

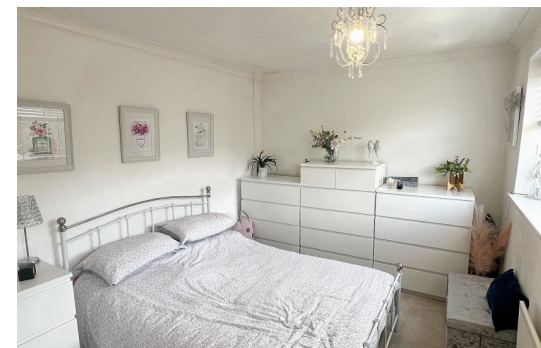
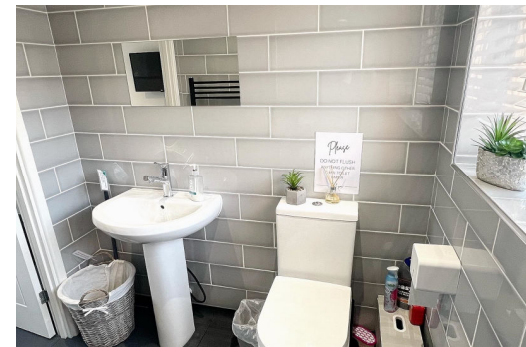
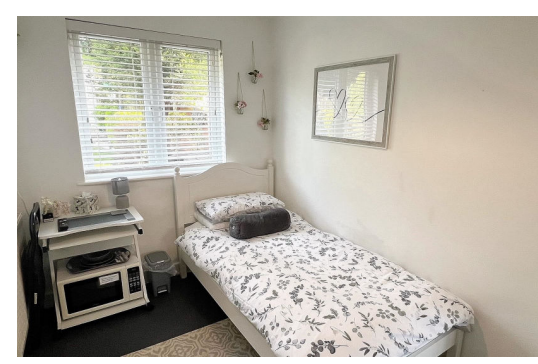
BEDROOM ONE: 16'2" max / 10' min x 9'3" max / 6'6" min Two pvc double glazed windows to front, radiator.

BEDROOM TWO: 11'7" x 9' Pvc double glazed window to rear, radiator.

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

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath, wash hand basin, low flushing wc, separate shower with tiled splash backs, further tiling to walls and floor, chrome ladder style radiator.

OUTSIDE: Paved patio area to a lawned rear garden having shrubs and bushes, timber fencing, large shed with power.



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: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Weymouth Drive, in turn off Clarence Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Balmoral 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.

