

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Detached family home
- ◆ Four good sized bedrooms
- ◆ Three bathrooms, two being en-suite
- ◆ Fitted breakfast kitchen
- ◆ Spacious lounge/dining room
- ◆ Conservatory
- ◆ Utility room
- ◆ Sought after location
- ◆ Close to open countryside
- ◆ Fully maintained burglar alarm



12 FARM HOUSE LANE, FOUR OAKS, B75 5UH- OFFERS AROUND £550,000

This delightful, well appointed and much improved, freehold, detached family home, is set in a well regarded, central location, close to open countryside. Four Oaks offers both access to the Cross City rail line, local bus services as well as an array of shopping facilities and restaurants at Mere Green. Furthermore the property is set close to well regarded schooling in the area, complemented by gas central heating and pvc double glazing (both where specified) to fully appreciate the property on offer, together with its host of improvements, we highly recommend an internal inspection. Briefly comprising reception hall, guests cloakroom/wc, spacious lounge with dining area, re-fitted breakfast kitchen, utility room, rear conservatory, to the first floor there are three bedrooms, master having an en-suite shower room and a well appointed family bathroom. To the second floor, the loft has been converted into a large double bedroom with further en-suite. The property also benefits from a garage and to the rear of the property is a patio with low maintenance garden.

Set back from the roadway behind a multi-vehicle driveway with electric car charging point, access to the property is gained via a multi-locking composite door having anti snap locks.

RECEPTION HALL: 15'9" x 3'11" Vertical radiator, stairs off, doors to:

GUESTS CLOAKROOM/WC: Low level wc, sink with vanity unit, tiled walls and flooring, chrome ladder effect radiator.

THROUGH LOUNGE/DINING AREA: 20'2" x 9'4" Pvc double glazed window to rear with shutters, pvc double glazed door to conservatory, electric fireplace with media wall above, radiator.

CONSERVATORY: 11'9" x 10'2" Pvc double glazed doors to rear, tiled flooring, fitted blinds.

FITTED KITCHEN: 15'11" x 8'7" max / 7'3" min Pvc double glazed windows with shutters, pvc obscure double glazed stable door to side, stainless steel sink set into work surfaces, there is a range of fitted handleless units to both base and wall level, space for fridge/freezer, integrated dishwasher, eye level double oven and grill, Neff hob having concealed extractor canopy over with pan drawers beneath, splash backs, breakfast bar with space for four stools, twin built in kick board heaters .

UTILITY: Storage space, space for tumble dryer.

STAIRS TO FIRST FLOOR LANDING: Pvc double glazed window to side with shutter, useful storage cupboard, vertical radiator.

BEDROOM ONE; 11'10" x 11'3" Pvc double glazed window to rear with shutters, two built-in double wardrobes with sliding mirrored doors, radiator.

EN-SUITE: 8'9" x 4'5" Obscure pvc double glazed window to rear, shower cubicle with glazed doors and dual shower sprays, low level wc, wall hung sink unit, tiled walls and flooring, chrome ladder style radiator.

BEDROOM THREE: 10'2" x 8'8" Pvc double glazed window to front with shutters, two built-in wardrobes with mirrored doors, radiator.

BEDROOM FOUR: 12'4" x 7'5" Pvc double glazed window to front with shutters, double built in wardrobe, radiator.

BATHROOM: 8'5" x 5" Obscure pvc double glazed window to side, bath with shower over and glazed splash screen, tiled walls, wall hung sink, low level wc, built-in mirrored storage cupboard, chrome ladder effect radiator.

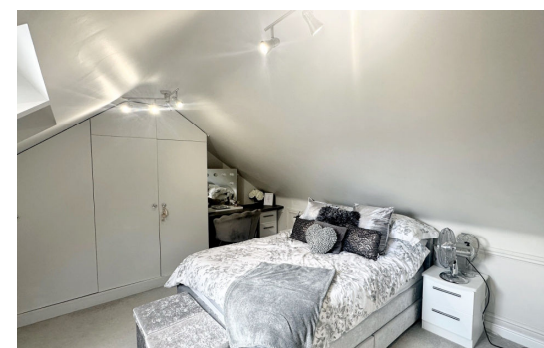
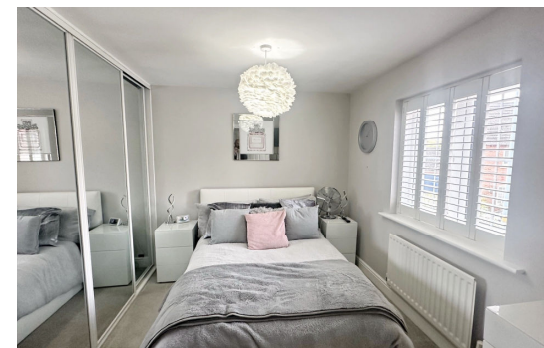
STAIRS TO SECOND FLOOR LANDING:

BEDROOM TWO: 13'9" x 13'3" Pvc double glazed Velux windows to rear having fitted blinds, eaves storage, double built-in wardrobe, radiator.

EN-SUITE: 5'9" x 5'2" Matching suite comprising bath with shower spray, low level wc, sink with vanity unit, chrome ladder style radiator.

GARAGE: 9'1" x 7'1" Electric roller garage door. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio with artificial grass lawned area.



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 Harvest Fields Way, in turn off Worcester Lane/Weeford Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	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.

