

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Family bathroom
- ◆ Lounge
- ◆ Dining room
- ◆ Fitted breakfast kitchen
- ◆ Guests cloakroom/wc
- ◆ Garage
- ◆ Mature rear garden
- ◆ Sought after location
- ◆ NO UPWARD CHAIN



5 SHENSTONE CLOSE, FOUR OAKS, B74 4XB - OFFERS AROUND £475,000

Set in a well regarded cul-de-sac, in a central and convenient location, within close proximity of excellent transport links including bus and rail services, the property is also served by well regarded schooling. Located just a short distance from Mere Green shopping centre, there is a variety of shopping facilities and restaurants readily available. The property is complemented by gas central heating and pvc double glazing (both where specified) and has the potential for alteration/modernisation (subject to any necessary planning permissions). This freehold, detached family home briefly comprises welcoming reception hallway with guests cloakroom/wc off, lounge with dining area, fitted breakfast kitchen with pantry, to the first floor there are three bedrooms and a family bathroom. Furthermore the property offers a garage and a mature rear garden. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with garden, the property is accessed via a multi -locking part obscure double glazed door opening to:

RECEPTION HALLWAY: 5'11" x 3'10" Stairs off, doors to:

GUESTS CLOAKROOM/WC: Obscure pvc double glazed window to front, low level wc, wall hung sink unit, radiator.

LOUNGE: 17'10" max / 11'6" min x 13'9" Pvc double glazed window to front, gas coal effect fire with brick surround, radiator, leading into:

DINING ROOM: 10'7" x 9'8" Pvc double glazed window to rear, radiator.

FITTED BREAKFAST KITCHEN: 16'10" x 10'1" Pvc double glazed window to rear, pvc double glazed obscure door to side, single drainer sink unit, rolled edge work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level, integrated oven, four ring gas hob with extractor canopy over, space for fridge/freezer, plumbing for washing machine, space for tumble dryer and dishwasher, space for table, pantry cupboard, radiator.

STAIRS TO LANDING: Obscure pvc double glazed window to side, doors to:

BEDROOM ONE: 10'9" x 9'8" Pvc double glazed window to rear, built-in wardrobe, radiator.

BEDROOM TWO: 12' x 9'10" Pvc double glazed window to front, radiator, built-in wardrobe.

BEDROOM THREE: 8'9" x 7'9" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 6'9" x 5'5" Pvc double glazed obscure window to rear, white suite comprising bath with shower over and glazed splash screen, tiled splash backs, sink unit, low level wc, radiator.

GARAGE: 18'11" x 8'2" Metal up and over door, obscure glazed door to side. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Patio area with pathway leading to a mainly lawned rear garden, having a variety of mature bushes, shrubs and trees, timber shed.



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 Lowercroft Way, in turn off Hill Hook Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Shenstone Close, 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.