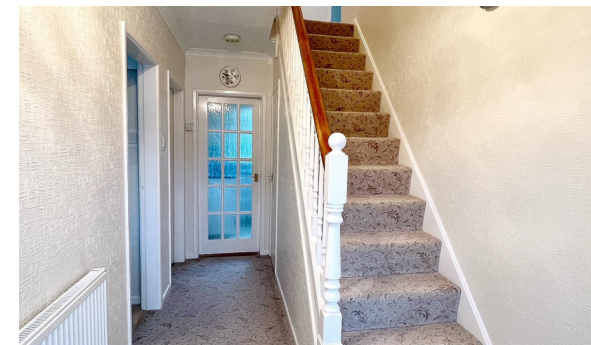


ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Three double bedrooms
- ◆ Family bathroom
- ◆ Extended, spacious lounge
- ◆ Dining room
- ◆ Kitchen with pantry off
- ◆ Lobby having additional wc & boiler room
- ◆ Garage
- ◆ Generous, mature rear garden
- ◆ Set in a sought after cul-de-sac
- ◆ NO UPWARD CHAIN



37 LONGDON DRIVE, FOUR OAKS, B74 4RF - GUIDE PRICE £450,000

This imposing, extended, spacious, freehold, semi-detached family home, is set in a prime, central and sought after location, just a short stroll from the ever popular and well regarded Four Oaks Infant and Junior school. Similarly placed for shopping facilities at 'The Crown', Sutton Park with all its natural beauty, is also positioned within a few hundred metres radius, additionally there are excellent public transport facilities close by including bus services and access to the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified), the property offers scope for further alteration, whilst retaining the style and charm of family living. Briefly comprising welcoming reception hall, imposing enlarged lounge, dining room, kitchen having pantry off, in turn opening to a lobby with additional wc and boiler room, having plumbing for washing machine. To the first floor there are three double bedrooms, each having wardrobes, together with a family bathroom. The property has a single car garage and a generous, mature and well stocked rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi—vehicular driveway having shrubs and bushes, access is gained to the property via:

CANOPY PORCH: Part obscure glazed multi-locking front door open to:

RECEPTION HALL: Obscure pvc double glazed window to front, radiator, cloaks cupboard.

SPACIOUS LOUNGE: 23'2" x 11' max / 10'6" min Pvc double glazed picture window to rear and double glazed French door to patio, two radiators, coal effect living flame gas fire set on a marble hearth having matching recess, obscure glazed windows and double doors open to:

DINING ROOM: 13'3" max / 11' min x 11' max / 9'9" min Pvc double glazed bow window to front, double radiator.

KITCHEN: 9'3" x 9' Pvc double glazed window to rear, single bowl sink unit set into rolled edge work surfaces having tiled splash backs, there are a range of fitted units to both base and wall level including drawers, integrated dishwasher, electric oven having separate grill, fitted hob, double radiator, recess for fridge. Walk-in pantry having obscure pvc double glazed window to side providing space for fridge/freezer.

LOBBY: Pvc double glazed door to side. Boiler Room: Having plumbing for washing machine.

SEPARATE WC: Pvc double glazed obscure window to rear, white low flushing wc with wash hand basin.

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

BEDROOM ONE: 13'9" max / 11' min x 11' Pvc double glazed bay window and further double glazed window to front, double built-in wardrobe, three double fitted wardrobes having storage cupboards over.

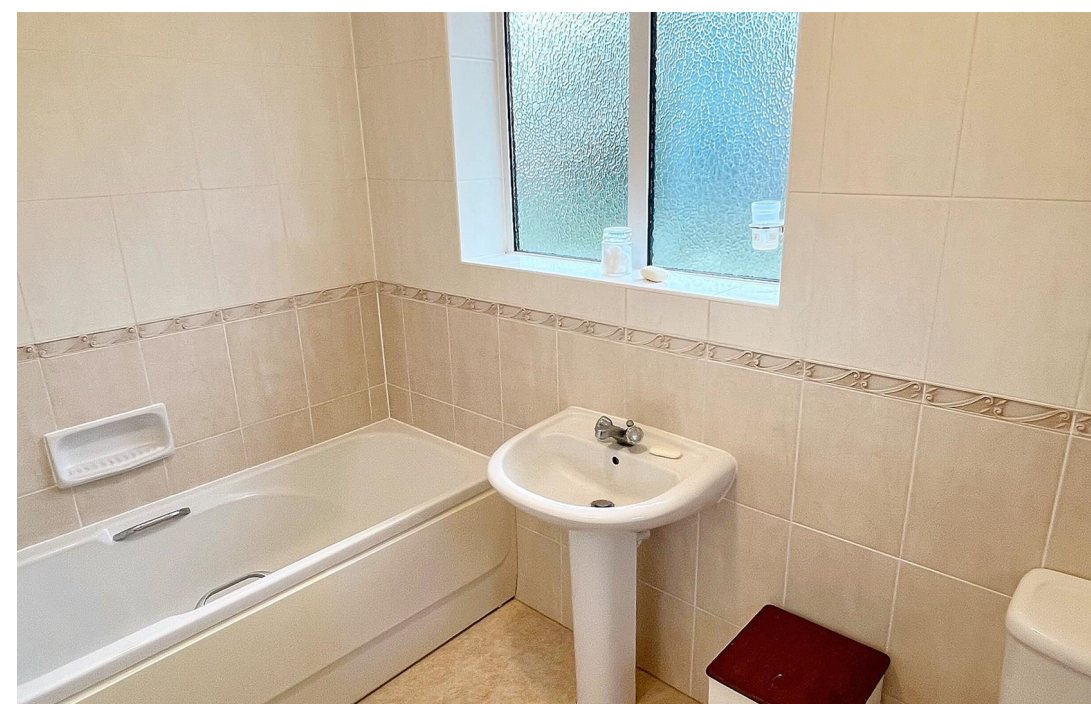
BEDROOM TWO: 13' x 11' max / 9'1" min Pvc double glazed window to front, radiator, two double fitted wardrobes with storage cupboards over, vanity wash hand basin with base unit beneath.

BEDROOM THREE: 14'4" x 8'9" Pvc double glazed window to front, radiator, double built-in wardrobe.

FAMILY BATHROOM: Pvc double glazed obscure windows to side and rear, matching white suite comprising bath having mixer shower, wash hand basin, low flushing wc, radiator, tiling to walls.

GARAGE: 16'9" x 8'9" max Pvc double glazed window and door to side. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area to a generous, mainly lawned rear garden having shaped borders with shrubs and bushes, timber fencing.



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)

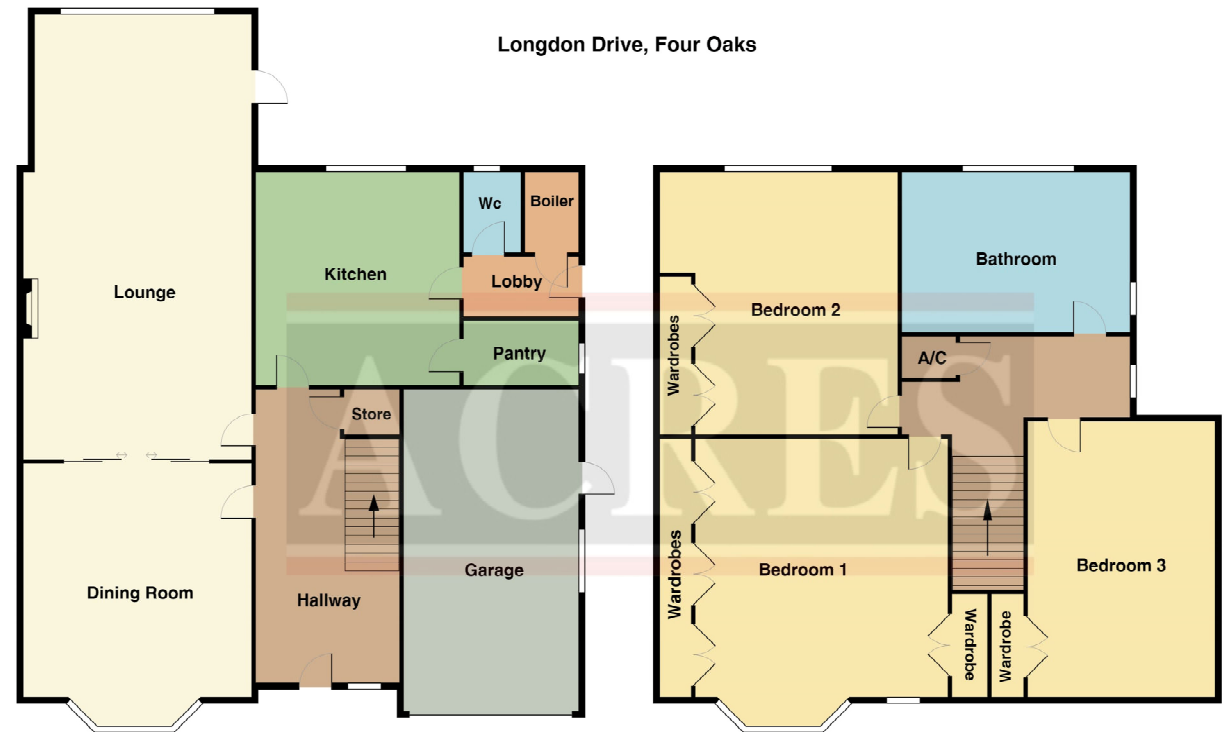
COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Russell Bank Road, in turn off

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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.