

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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- ◆ Semi-detached family home
- ◆ Three bedrooms
- ◆ Bathroom
- ◆ Lounge
- ◆ Kitchen
- ◆ Side workshop
- ◆ Delightful rear garden
- ◆ Lawned frontage
- ◆ Superb potential
- ◆ Close to sought after schooling
- ◆ NO UPWARD CHAIN



42 BLACKBERRY LANE, FOUR OAKS, B74 4JE- OFFERS OVER £250,000

This freehold, semi-detached family home, is set in a central, convenient location within only a few hundred metres of well regarded schooling for all ages including the Arthur Terry secondary school, shopping facilities at 'The Crown' and excellent public transport links via the Cross City rail line and readily available bus services. The property offers huge potential for both first time buyers and investors alike and the accommodation briefly comprises reception hallway, lounge, kitchen, three bedrooms, bathroom, generous side workshop, further benefits are a lawned frontage and delightful rear garden. To fully appreciate the scope and potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a lawned front garden with shrub borders, paved pathway to fore, access to:

RECEPTION HALL: Stairs off, radiator, window to front, doors to:

LOUNGE: 17'8" max / 11'4" min x 12'5" max / 9'4" min Windows to front and rear, radiator.

KITCHEN: 11'7" x 11'2" Window to rear, having wall and base level units with work surfaces over incorporating a single drainer sink unit, tiled splash backs, radiator, door to garage:

STAIRS TO LANDING: Window to front, radiator, built-in storage cupboard, doors to:

BEDROOM ONE: 11'4" x 9'6" Window to rear, radiator, two built-in cupboards.

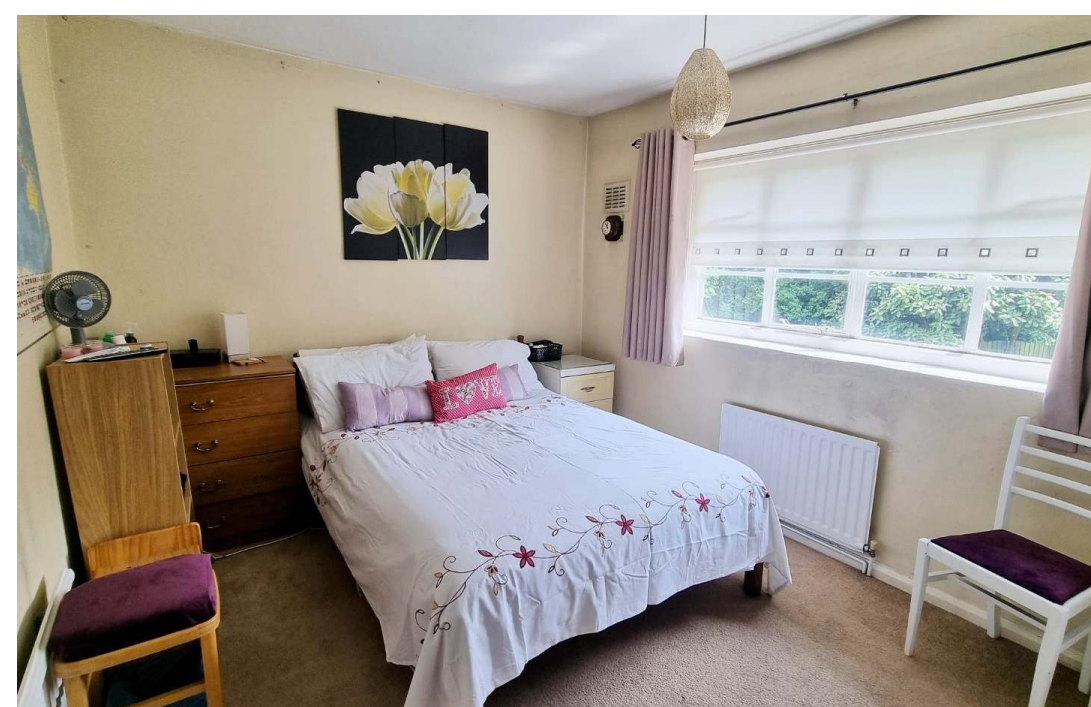
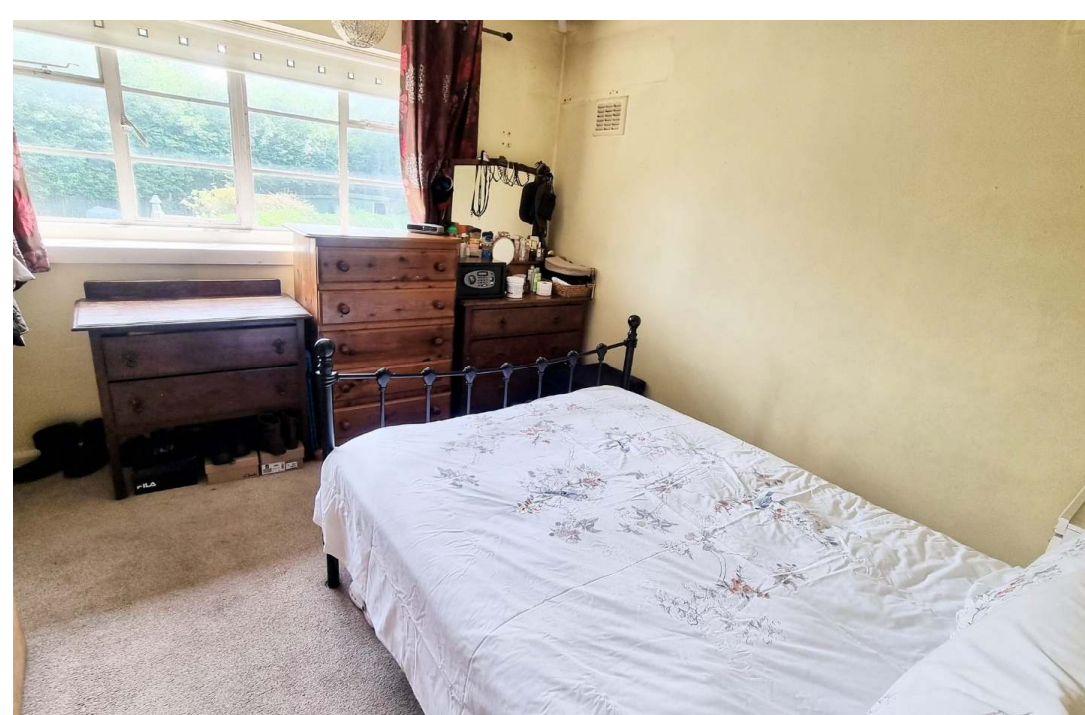
BEDROOM TWO: 12'5" max x 9'4" min Window to rear, two radiators.

BEDROOM THREE: 9'3" x 7'10" Window to front, radiator.

BATHROOM: Obscure window to side, having suite comprising bath, high level wc, wash hand basin, radiator.

WORKSHOP: 15'1" max / 10'4" min x 14'3" max / 10'11" min Having double doors to front and rear, double glazed window to rear. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Having a delightful rear garden with paved and gravel patio areas, there is a good sized lawned garden beyond having shrub borders.



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)

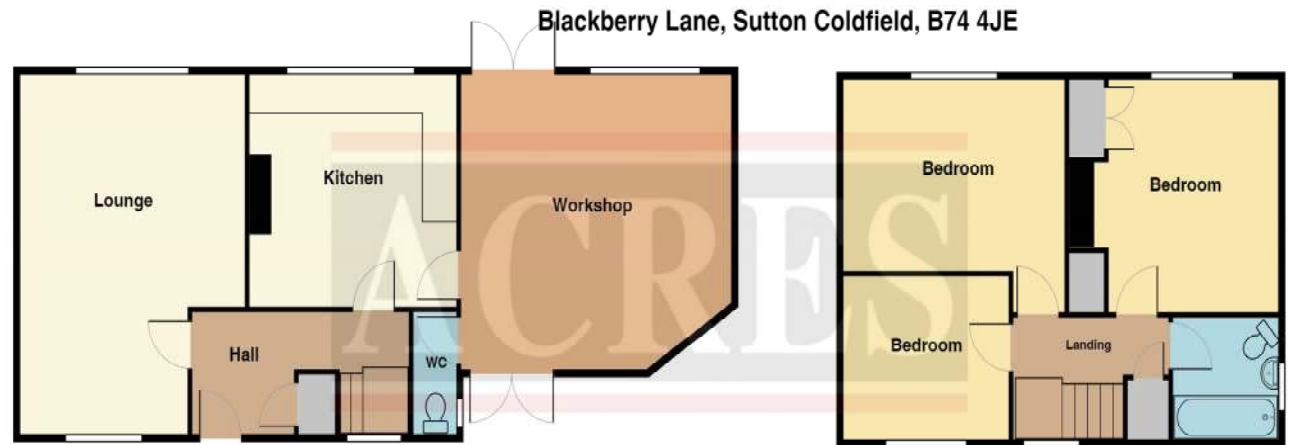
COUNCIL TAX BAND: C

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road / Four Oaks Common Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 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.