

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Traditional semi-detached family home
- ◆ Three good bedrooms
- ◆ Family bathroom
- ◆ Spacious through lounge
- ◆ Breakfast room/dining area
- ◆ Fitted breakfast kitchen
- ◆ Guests wc
- ◆ Separate store room
- ◆ Garage
- ◆ Generous, mature rear garden
- ◆ Popular, central location



40 CARTWRIGHT ROAD, FOUR OAKS, B75 5LF- OFFERS AROUND £400,000

This, traditional three bedroomed semi-detached family home is located on Cartwright Road in the sought after area of Four Oaks, close to local amenities and shopping facilities. Mere Green also offers a host of restaurants and cafes, along with access to the Cross City rail line and excellent bus and road links. Having double glazing and gas central heating (both where specified) the property briefly comprises welcoming reception hall, you are then greeted by a spacious through lounge, perfect for entertaining guests or relaxing with your family. There is a fitted breakfast kitchen with dining area off and the property additionally boasts a guest WC for added convenience. with the ground floor being finished off with the convenience of an additional store room and garage. The house features to the first floor three bedrooms, offering ample space for a growing family or those in need of a home office and a bathroom. To the rear is a well maintained mature garden, complete with a lawn and attractive split level patio. This outdoor space is ideal for enjoying a morning coffee or hosting summer barbecues with friends and family. To fully appreciate the property on offer and its true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden and generous driveway providing off road parking, access is gained to the property via a pvc double glazed front door having side leaded light windows into:

RECEPTION HALL: Stairs off, doors to:

THROUGH LOUNGE: 28'10" max into bays x 11' max Two double glazed bay windows to front and rear, two radiators, stone fire surround, hearth, timber mantle.

FITTED KITCHEN: 8'6" x 8'3" Double glazed window to rear, there is a range of matching units to both base and wall level including drawers having work surfaces over, inset single drainer sink unit, tiled splash backs, walkthrough to:

DINING AREA: 14'7" max / 11'6" min x 8'6" max Double glazed bow window to rear, radiator, part obscured double glazed door to rear, door to:

GUESTS WC: Obscure window to front, low flushing wc, wash hand basin, radiator, door to:

STORE: 7'4" x 4'9" Door to garage:

STAIRS TO LANDING: Obscure double glazed window to side, loft access, large store room with window to rear, doors to:

BEDROOM ONE: 15'5" max into bay x 10'11" max into wardrobes Double glazed bay window to rear, radiator.

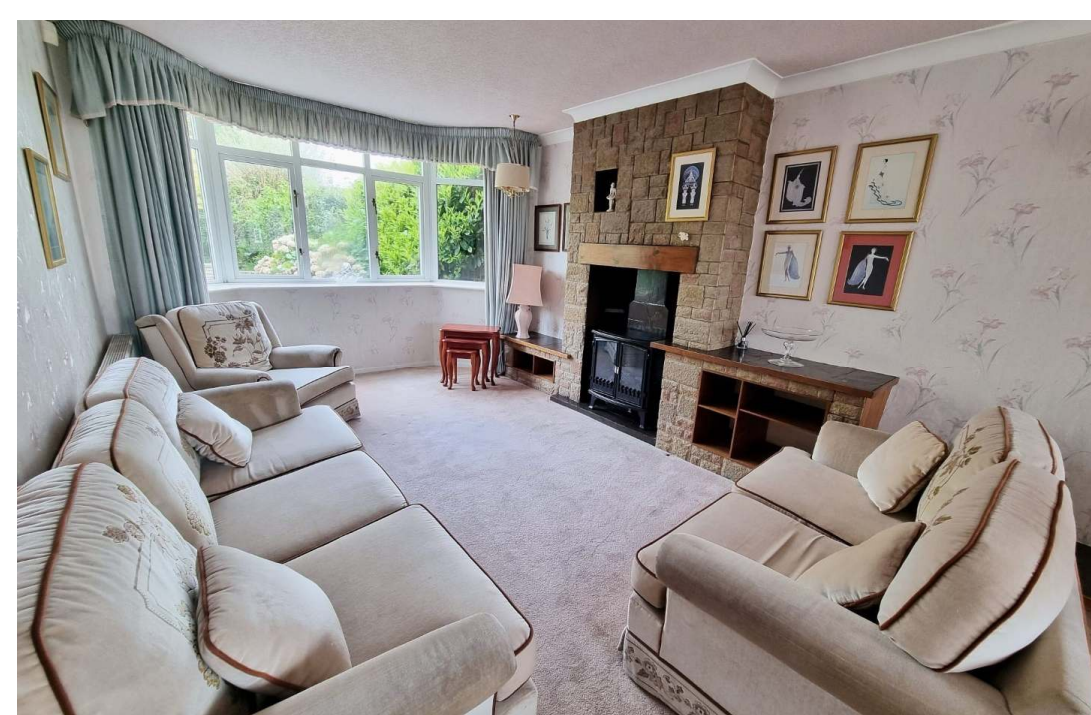
BEDROOM TWO: 11'8" x 11' max into wardrobes Two double glazed windows to rear, radiator.

BEDROOM THREE: 10'5" x 8'9" Double glazed window to front, radiator.

FAMILY BATHROOM: Obscure double glazed window to rear, having matching suite comprising bath, low flushing wc, pedestal wash hand basin, radiator, tiling to walls.

GARAGE: 12'1" x 7'5" Double doors to front (**Please check the suitability of this garage for your own vehicle**)

OUTSIDE: Having generous split level paved patio with lawned garden beyond, mature trees, shrub and flower borders.



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 Grange Lane, in turn off Little Sutton Road

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Cartwright Road, Sutton Coldfield, B75 5LF



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.