

ACRES

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

- ◆ Four good bedrooms
- ◆ Two white fitted shower rooms
- ◆ Imposing spacious lounge
- ◆ Dining room
- ◆ Fitted kitchen with integrated appliances
- ◆ Utility room
- ◆ Guests cloakroom/wc
- ◆ Garage styled store room
- ◆ Generous rear garden
- ◆ Set in a centrally located cul-de-sac



9 MARLBOROUGH CLOSE, FOUR OAKS, B74 4XE - OFFERS OVER — £520,000

Set in a well regarded, centrally located cul-de-sac, close to excellent public transport links including the Cross City rail line at Blake Street station, the property additionally has local shops available at Clarence Road and Rosemary Hill Road. Complemented by gas central heating and having pvc double glazing (both where specified), to appreciate the property on offer, its spacious proportions and many features, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, reception hall, guests cloakroom/wc, imposing, spacious lounge, dining room, fitted kitchen having integrated appliances side passageway a well appointed ground floor shower room off and utility room. To the first floor there are four bedrooms, two having fitted wardrobes, together with a family shower room, furthermore the property has a side garage and generous, wide rear garden.

Set back from the roadway behind a multi-vehicular driveway, access is gained to the property via a pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, timber stained door with obscure glazed insets opens to:

RECEPTION HALL: Obscure window to front, radiators, wood laminate flooring.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, wash hand basin, low flushing wc, chrome ladder style radiator, wood laminate flooring.

SPACIOUS LOUNGE: **20' max / 10' min x 13'9" max / 11'6" min** Pvc double glazed square bay window to fore, double radiator, coal effect electric fire set on a marble hearth having matching recess and Louis style fire surround, double and single radiators.

DINING ROOM: **11' x 11'** Double glazed patio doors to rear, double radiator.

FITTED KITCHEN: **17' max / 11' min x 9' max / 6'2" min** Pvc double glazed window to rear, one and a half bowl sink unit having double base unit beneath in a high gloss finish, there is a further range of fitted units to both base and wall level including drawers, integrated dishwasher, elevated stainless steel oven in turn having microwave above, fitted gas hob with stainless steel splash back and extractor canopy over, space for American style fridge/freezer, double radiator, tiled floor.

SIDE PASSAGEWAY: Pvc double glazed door to rear, doors to shower room and:

UTILITY ROOM: **7'10" x 6'4"** Having central heating boiler, space for fridge/freezer, washing machine and dryer, door to garage.

WELL APPOINTED GROUND FLOOR SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising wide vanity wash hand basin with double base unit beneath, walk-in shower having floor drain and glazed splash screen, low flushing wc, chrome ladder style radiator, tiled floor.

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

BEDROOM ONE: **12'6" max / 10'6" min x 11'2" max / 9'9" min** Pvc double glazed window to front, two double and two single fitted wardrobes, matching dressing table with drawers, radiator.

BEDROOM TWO: **9'10" x 8'10" plus door recess** Pvc double glazed window to rear, radiator, two single fitted wardrobes with two double storage cupboards over bed recess, matching dressing table with drawers.

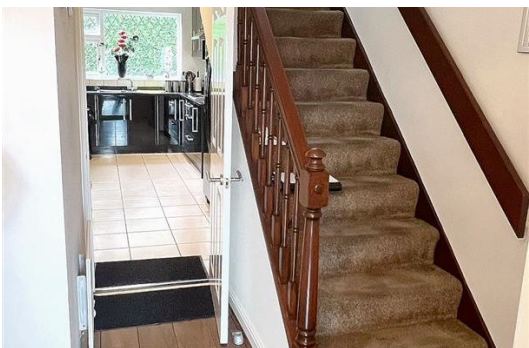
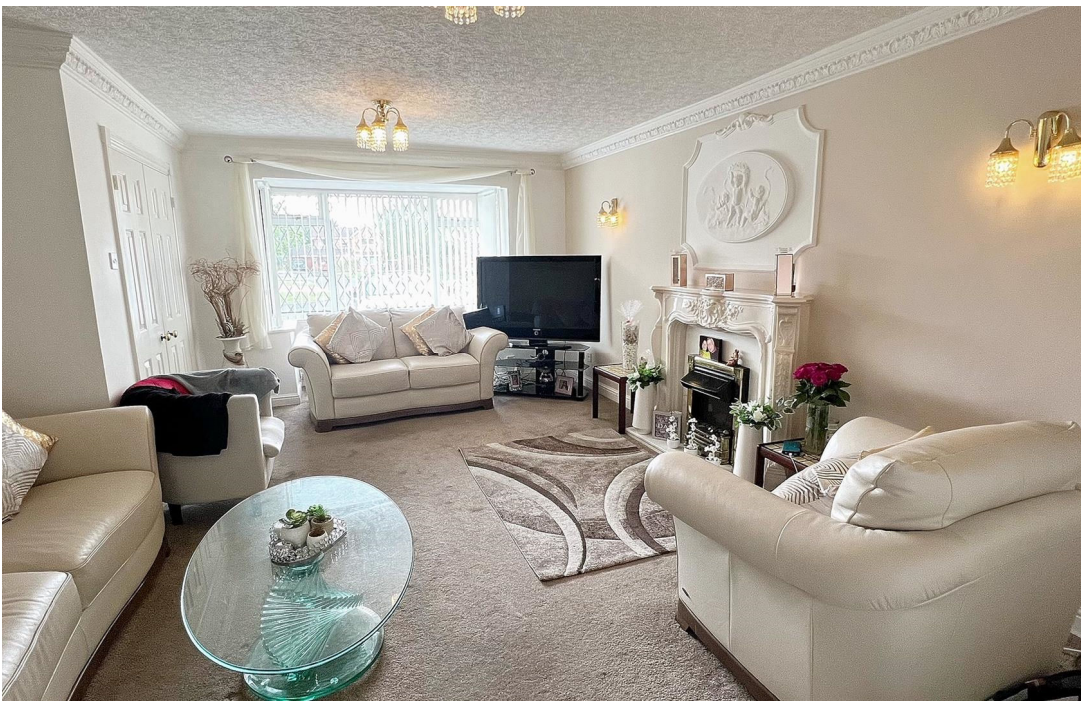
BEDROOM THREE: **10' x 10'** Pvc double glazed window to rear, radiator.

BEDROOM FOUR: **12'6" max / 7'6" min x 8'8" max / 5'4" min** Pvc double glazed window to front, radiator, built-in storage cupboard.

SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle with glazed splash screen, wash hand basin, low flushing wc, tiling to walls and floor, chrome ladder style radiator.

GARAGE: **12' x 8'** Having fitted wall units.

OUTSIDE: Paved patio area opens to a wide lawned garden, having timber fencing and shed, together with tall hedge providing privacy.



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.

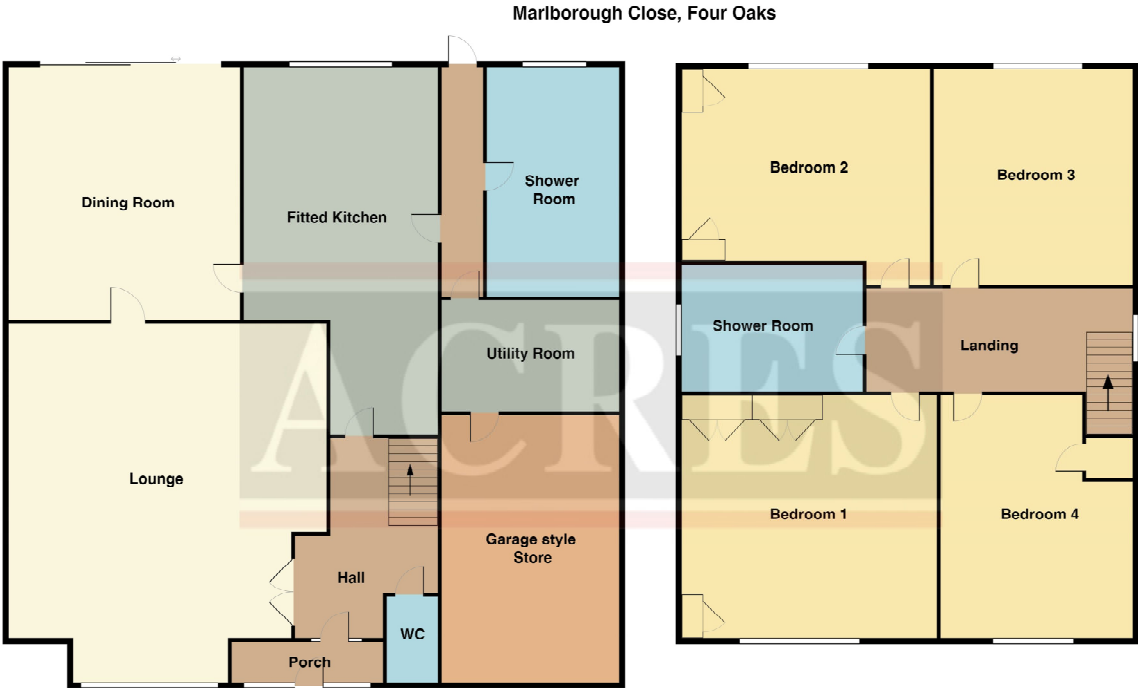
VIEWING:

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		80 C
55-68	D	67 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.