

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- ◆ Three bedrooms
- ◆ Superb bathroom with white suite
- ◆ Lounge with dining area
- ◆ Breakfast kitchen
- ◆ Guests wc
- ◆ Generous rear garden
- ◆ Rear garage
- ◆ Sought after location



***3 WORCESTER LANE, FOUR OAKS, B75 5NA - OFFERS AROUND £435,000***

This spacious, well presented, freehold, semi-detached family home, is set in a well regarded, sought after, central location. Positioned within a few hundred metres of open countryside and also being within an approximate one mile radius of Mere Green shopping centre, where there is a variety of facilities and amenities including bars, shops, restaurants and cafes. The property is also similarly placed for the Cross City rail line at Four Oaks station and local bus services, the property is additionally well placed for well regarded schooling. This ideal family home briefly comprises enclosed porch, reception hallway, attractive lounge with separate dining area, fitted breakfast kitchen and guests wc. To the first floor there are three bedrooms together with a well appointed, renewed family bathroom. To the rear of the property is a mature garden and garage. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, the property is accessed via:

**ENCLOSED PORCH:** Pvc double glazed door to front, tiled floor, front door opening to:

**RECEPTION HALLWAY:** 15'9" x 5'10" Obscure glazed door, obscure pvc double glazed window to side, wood effect flooring, radiator.

**LOUNGE/DINING AREA:**

**Lounge:** 12'11" x 12'2" Pvc double glazed bay window with fitted shutters, coal effect gas fire with tiled hearth and wooden surround, wood effect flooring, radiator.

**Dining Area:** 12'11" x 10'2" min Pvc double glazed patio doors to rear, wood effect flooring, built-in storage cupboard and shelving, radiator.

**FITTED KITCHEN:** 16'2" x 7'11" Pvc double glazed window to rear, pvc double glazed patio doors to side, stainless steel sink unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level integrated oven and grill, microwave, integrated fridge & dishwasher, plumbing for washing machine, space for dryer, five ring gas hob with extractor canopy over, wood effect flooring, radiator.

**GUESTS WC:** Obscure pvc double glazed window to side, white low level wc, wash hand basin.

**STAIRS TO LANDING:** Pvc obscure double glazed window to side.

**BEDROOM ONE:** 14'3" x 9'6" Pvc double glazed bay window to front, fitted shutters, two double built-in wardrobes, radiator.

**BEDROOM TWO:** 11'11" x 8'2" Pvc double glazed window to rear, fitted shutters, three double wardrobes, radiator.

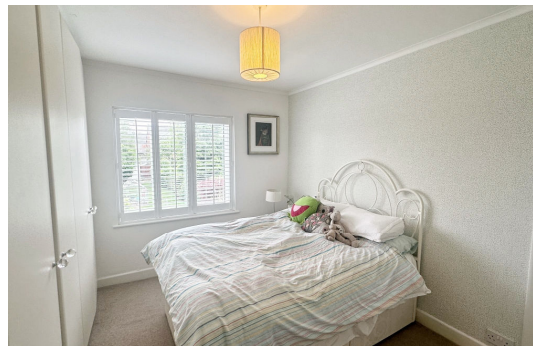
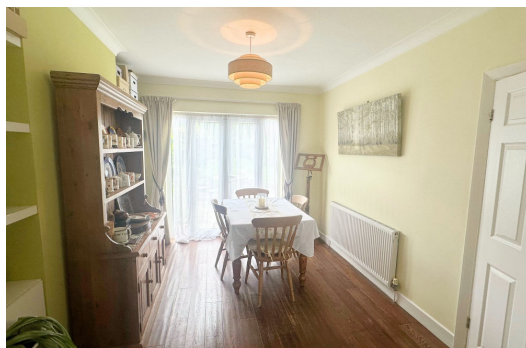
**BEDROOM THREE:** 8'11" x 7'2" Pvc double glazed window to front, fitted shutters, radiator.

**BATHROOM:** 8'6" x 7'4" Obscure pvc double glazed windows to side and rear, matching white suite comprising enclosed shower cubicle with glazed splash screen and tiled splash backs, bath, low level wc, sink with vanity unit, tile effect flooring, part panelled walls.

**OUTSIDE:** To the rear of the property is a paved patio area with walkway to lawn and:

**GARAGE:** 20'1" x 12'3" A gated service road to the rear allows access to garage. Up and over garage door, power points. **(Please check the suitability of this garage for your own vehicle)**





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**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

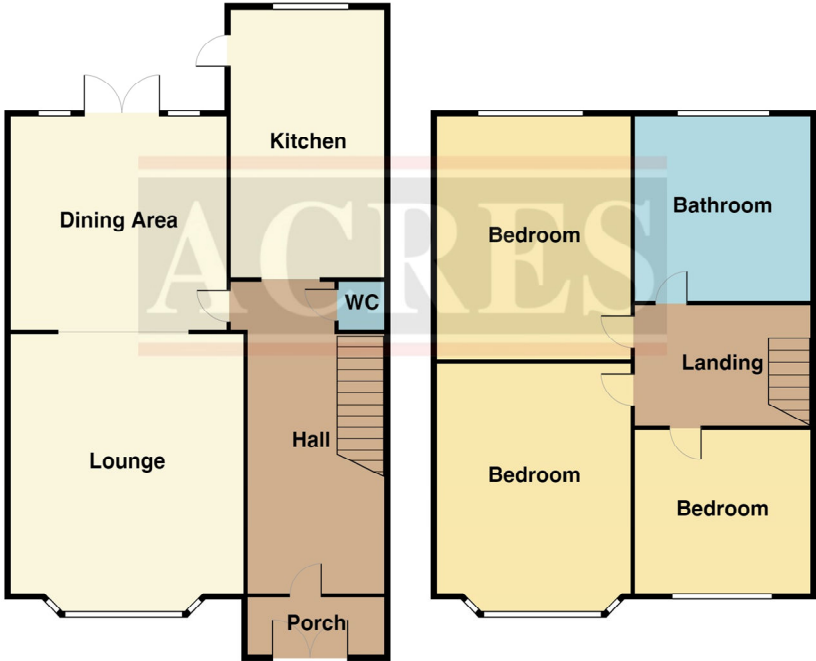
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Grange Lane/Little Sutton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Worcester Lane, Sutton Coldfield, B75 5NA



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.