

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ White bathroom & separate w.c.
- ◆ Spacious L-shaped through lounge/dining room
- ◆ Fitted kitchen with breakfast table
- ◆ Substantial rear conservatory/dining area
- ◆ Guests cloakroom/w.c.
- ◆ Wide side garage combining rear laundry area
- ◆ Set in a sought after location close to amenities.



88 TRINITY ROAD, FOUR OAKS B75 6TJ - OFFERS OVER £390,000

This spacious, freehold, semi detached family home, is set in a prime, central, sought after location just a short stroll from public transport links, including local buses, as well as the Cross City rail line at Four Oaks station. Ideally located for Mere Green shopping centre, where there is a host of facilities and restaurants, Four Oaks area is also served by well regarded, sought after schooling for all ages. Complemented by gas central heating and PVC double glazing (both where specified) to fully appreciate the property on offer, we highly recommend an internal inspection. Briefly comprising, enclosed porch, reception hall having guests cloakroom/w.c. off, spacious L-shaped through lounge/dining room, fitted kitchen with breakfast bar, generous rear conservatory/dining area, as preferred. To the first floor there are three bedrooms, each having wardrobes, together with a white bathroom and separate w.c. Additionally, the property has a wide, side garage, together with a garden set to rear.

Set back from the roadway behind a lawned foregarden with beechwood hedge and side driveway, access is gained to the property via half, obscure glazed, door opening to:

FULLY ENCLOSED PORCH: Obscure windows to front and side, part obscure glazed door opens to:

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

GUESTS CLOAKROOM/W.C.: Window to front, low flushing white w.c., wash hand basin, tiled floor.

THROUGH LOUNGE: 21'0" max x 7'2" min x 14'2" max x 11'0" min PVC double glazed window to front, two double radiators, further PVC double glazed windows with central, double glazed, double French doors to rear, conservatory, coal effect living flame gas fire set on a marble hearth having matching recess, wood laminate flooring.

BREAKFAST KITCHEN: 15'2" max x 12'10" min x 8'0" PVC double glazed window and door to rear, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks, there is a range of fitted units to both base and wall level, including draws, integrated dishwasher and fridge, fitted three space breakfast table, double radiator, tiled floor, understairs storage cupboard.

REAR CONSERVATORY/OPTIONAL DINING AREA: 17'4" x 9'4" PVC double glazed windows to side and rear elevations with double glazed, double French doors to garden, wood laminate flooring.

STAIRS TO LANDING: PVC double glazed window to rear, radiator.

BEDROOM ONE: 12'0" x 11'0" max x 9'3" min plus door recess PVC double glazed window to front, double radiator, two double fitted wardrobes with three double storage cupboards above, wood laminate flooring.

BEDROOM TWO: 12'0" x 8'0" PVC double glazed window to side, radiator, two double built-in wardrobes.

BEDROOM THREE: 8'8" x 7'1" PVC double glazed window to front, radiator, built-in wardrobe.

FAMILY BATHROOM: PVC double glazed obscure window to rear, matching white suite comprising bath having shower over, wash hand basin, tiled splashbacks, radiator.

SEPARATE W.C.: PVC double glazed obscure window to side, white, low flushing w.c., wash hand basin, radiator.

WIDE SIDE GARAGE COMBINING REAR LAUNDRY AREA: 19'6" x 11'9" (please check the suitability of this garage for your own vehicle) Up and over door and PVC door to front, further PVC double glazed window and door to rear, space for washing machine, dryer and fridge freezer.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

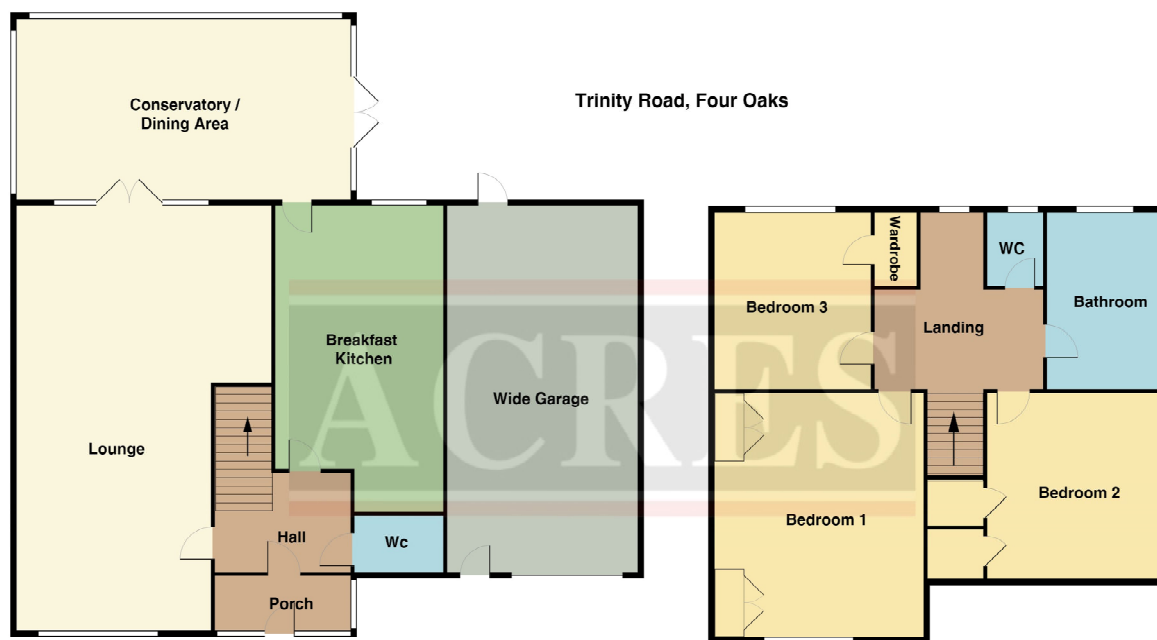
COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Dower Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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.