

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Detached family home
- ◆ Four good sized bedrooms
- ◆ Shower room & separate wc
- ◆ Lounge & separate dining room
- ◆ Conservatory
- ◆ Breakfast kitchen
- ◆ Utility & guests wc
- ◆ Garage
- ◆ Scope for renovation/alteration



14 POPLAR RISE, LITTLE ASTON, B74 4HT - OFFERS AROUND £550,000

This deceptively spacious, detached, freehold family home, offers scope for renovation/alteration (STPP) and is set in a sought after cul-de-sac location. Public transport links are readily available nearby by way of the Cross City rail line at Blake Street station and bus services on Clarence Road, both of which are within short walking distance. Excellent educational opportunities for all ages are also close by, together with local shopping amenities on the corner of Little Aston Lane and Rosemary Hill Road, with further facilities, restaurants and cafes in Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), this conveniently positioned home briefly comprises porch, entrance hall, lounge, dining room, conservatory, breakfast kitchen with utility off and guests wc, four bedrooms, shower room & separate wc. Externally the property benefits from a driveway, garage and rear garden with patio. To fully appreciate the accommodation and potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway with side lawn, access to the property is gained via:

PORCH: Obscure glazed door and windows, door into:

RECEPTION HALL: 14'6" x 6'1" Under stairs storage, radiator, stairs off, doors to:

LOUNGE: 19'1" x 15'4" Pvc double glazed bay window to front, feature fireplace gas fire, brick surround, shelving over, radiator.

DINING ROOM: 11' x 10'10" Glazed sliding doors to conservatory, built-in shelving, radiator.

CONSERVATORY: 11'1" x 10'10" Pvc double glazed windows and French doors to side, wood effect flooring.

BREAKFAST KITCHEN: 10'5" x 10'1" Pvc double glazed window to front, stainless steel sink unit set into rolled edge work surfaces, there is a range of matching units to both base and wall level including drawers, storage shelving, space for oven, tiled effect flooring.

UTILITY: Glazed door to rear, pvc double glazed windows to side and rear, door to garage, fitted base and wall level units, stainless steel sink unit, plumbing for washing machine, door to:

GUESTS WC: Low level wc, obscure glazed window to side.

STAIRS TO LANDING: Pvc double glazed window to side, storage cupboard, doors to:

BEDROOM ONE: 14'2" x 10'4" Pvc double glazed window to front, radiator.

BEDROOM TWO: 12'8" x 8'7" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 12'8" x 8'8" Pvc double glazed window to side, radiator.

BEDROOM FOUR: 10'4" x 7'4" Pvc double glazed window to front, radiator.

SHOWER ROOM: 5'10" x 5'7" Pvc double glazed obscure window to rear, double shower cubicle with sliding glazed doors, sink with vanity unit, tiled walls, tile effect flooring, chrome ladder style radiator.

SEPARATE WC: Pvc double glazed obscure window to rear, low level wc, wood effect flooring.

GARAGE: 15'7" x 7'9" Up and over garage door to front, built-in shelving. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with lawn having borders with a variety of shrubs and bushes.



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)

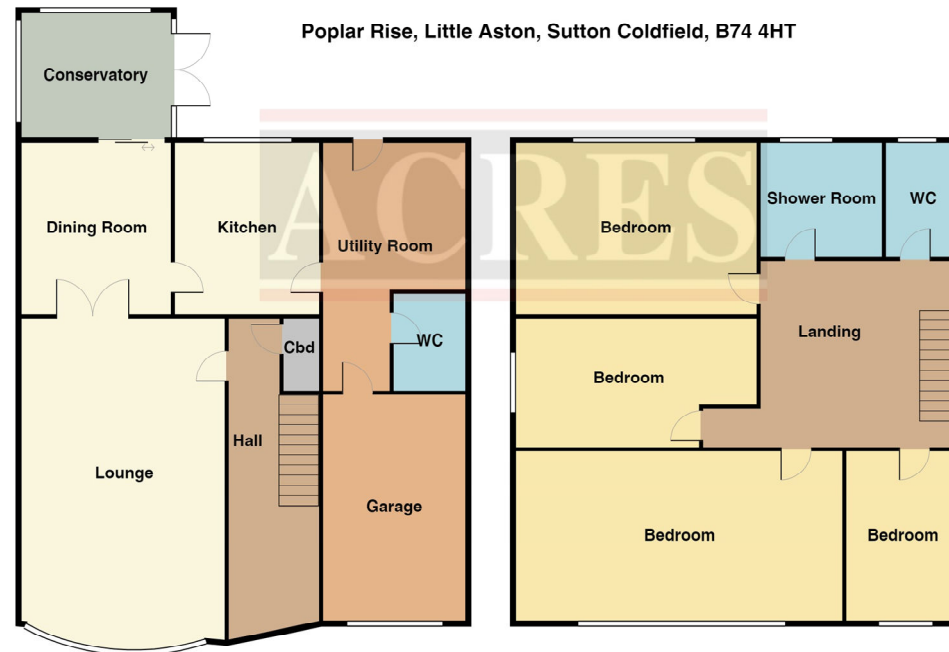
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Rosemary Hill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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.