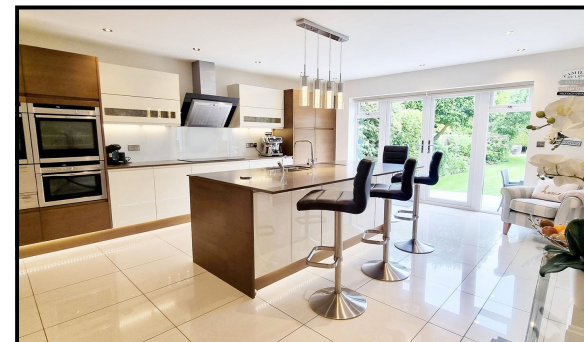


ACRES

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



- ◆ Traditional semi detached property
- ◆ Three good bedrooms, two with wardrobes
- ◆ Well appointed bathroom
- ◆ Attractive spacious lounge
- ◆ Office / Play room
- ◆ Spacious breakfast kitchen with island unit
- ◆ Utility room
- ◆ Guests w.c.
- ◆ Landscaped rear garden
- ◆ Garage



277 BLACKBERRY LANE, FOUR OAKS B74 4JS - PRICE GUIDE £475,000

This delightful, superbly presented, and much improved extended freehold, traditional semi detached family home is set in a prime, central, sought after location close to well regarded schooling as well as being set within only a few hundred metres of the Cross City rail line, together with a short stroll to local shopping facilities and bus services. Attractively decorated and finished to an exacting specification the property naturally offers PVC double glazing and having gas central heating, (each where specified). To fully appreciate the property on offer and it's true proportions we highly recommend an internal inspection. Set upon a generous plot, the property briefly comprises, recessed porch, welcoming reception hall, spacious lounge, dining room, superb extended open plan breakfast kitchen having a feature central island additionally there is a study / office and separate w.c. To the first floor, there are three good bedrooms two with build in wardrobes, a well-appointed family bathroom, additionally there is a garage to the side, and to the rear there is a good size, mature garden.

Set back from the roadway behind a generous tarmac driveway there is a lawned fore garden with shrubs and bushes. Access is gained to the property by a double glazed door opening to:

ENCLOSED PORCH: Having tiled floor and door to:

HALLWAY: Having stairs leading to first floor, understairs cupboard, central heating radiator, doors off to:

ATTRACTIVE LOUNGE: 15'1" max x 11'10" max Having PVC double glazed window to front, central heating radiator, feature fireplace with living flame gas fire.

OFFICE PLAY ROOM: 10'3" max x 5'11" max Having central heating radiator.

DINING ROOM: 16'9" x 9'0" min Having central heating radiator, double glazed French doors to rear.

SUPERB FITTED BREAKFAST KITCHEN: 18'5" x 16'0" Having a range of modern, stylish eye and base level units with worksurface over, incorporating one and a half bowl sink unit, induction hob, extractor hood, two integrated ovens, integrated microwave oven, warming drawer, dishwasher, integrated fridge, Quooker hot water tap, tiled floor, double glazed French doors to rear, tiled floor with underfloor heating, large central island having further contemporary fitted base unit, and space for four breakfast stools, double doors to dining room and door to:

UTILITY ROOM: Having obscure double glazed window to side, eye and base level units with worksurface over incorporating single drainer sink unit, plumbing for appliance, tiled floor with underfloor heating, doors off to:

W.C.: Having low flush w.c., wash hand basin, heated towel rail and tiled floor with underfloor heating.

STAIRS TO LANDING: Having obscure double glazed window to side, access to loft and doors off to:

BEDROOM ONE: 15'9" max x 11'10" max into fitted wardrobes. Having PVC double glazed window to front, three double and single fitted wardrobes, central heating radiator.

BEDROOM TWO: 13'6" x 10'4" max into wardrobes Having double glazed window to rear, central heating radiator, a range of fitted wardrobes.

BEDROOM THREE: 12'4" max x 8'10" min x 7'10" max Having obscure double glazed window to side and double glazed window to rear, central heating radiator.

BATHROOM: PVC double glazed window to rear, modern suite comprising bath with built-in shower over, vanity wash hand basin having double base unit below, integrated low flush w.c., chrome ladder style radiator, tiling to walls.

GARAGE: 12'10 x 7'10" Having double doors to front.

OUTSIDE : Shaped patio area opens to a lawned rear garden, having a variety of mature shrubs and bushes, timber fencing.



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: C

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road/Four Oaks Common Road

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Blackberry Lane, Sutton Coldfield, B74 4JS



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.