

ACRES

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

- ◆ Three good bedrooms
- ◆ White bathroom with shower cubicle
- ◆ Through lounge with feature fireplace
- ◆ Dining room
- ◆ Fitted kitchen
- ◆ Utility room & separate wc
- ◆ Garage
- ◆ Generous, mature rear garden



126 HILL VILLAGE ROAD, FOUR OAKS, B75 5HN - OFFERS AROUND £550,000

Set in a well regarded, central and convenient location, close to all expected amenities, this delightful, well proportioned, freehold, detached family home, offers well presented and improved accommodation. Mere Green shopping centre with its host of restaurants and further amenities, is set close by, together with excellent public transport links including the Cross City rail line at Blake Street station. Furthermore the property is served in the area by well regarded schooling for all ages. Complemented by gas central heating and having pvc double glazing (both where specified) the accommodation briefly comprises a fully enclosed porch opening to welcoming reception hall, there is a through lounge with feature fireplace, dining room, fitted kitchen, side utility room and lobby with separate wc off. To the first floor there is a wide landing, three bedrooms and a white, family bathroom. The property has a single car garage and a well stocked, mature rear garden. All of which to fully appreciate we highly recommend an internal inspection.

Set back from the roadway behind a deep tarmac multi vehicular driveway having electric car charging point, there is a lawned fore garden flanked by hedging. Access is gained to the accommodation via double glazed sliding patio doors leading to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, part obscure glazed multi-locking front door opens to:

RECEPTION HALL: Radiator, cloaks cupboard with obscure window to front, Karndean wood style flooring

THROUGH LOUNGE: 16'6" x 10'6": Pvc double glazed windows to front and rear, two double radiators, coal effect living flame gas fire set on a hearth having matching fire surround and mantle.

DINING ROOM: 11'8" into bay x 8'8": Pvc double glazed bay window to rear with central double glazed French door out, double radiator, Karndean wood style flooring.

FITTED KITCHEN: 11'8" x 9': Pvc double glazed window to rear, single drainer sink unit with double base unit beneath and a further range of matching units to both base and wall level including drawers, recess for cooker, complementary rolled edge work surfaces, tiled style floor covering, door to:

UTILITY ROOM: 9'6" x 5'4": Part obscure glazed door to front, recesses for washing machine, dryer and dishwasher, rolled edge work surfaces, double wall unit, space for fridge freezer.

REAR LOBBY: Half obscure glazed door to rear garden, tiled floor.

SEPARATE WC: Obscure double glazed window to rear, low flushing wc, wash hand basin, tiled splash backs, chrome ladder style radiator, tiled floor.

STAIRS TO LANDING: Pvc double glazed window to front, retractable loft ladder giving access to a well insulated loft.

BEDROOM 1: 16'7" x 10'9": Pvc double glazed windows to front and rear, double radiator.

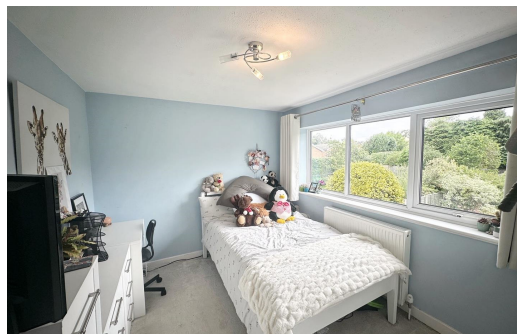
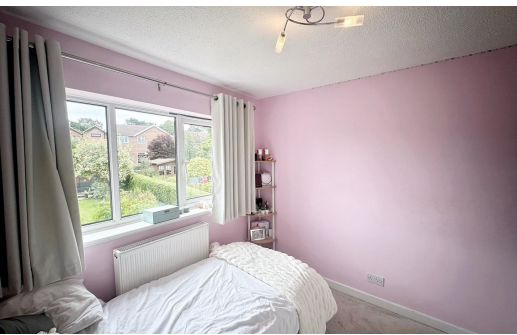
BEDROOM 2: 11'9" x 9'3": Pvc double glazed window to rear, double radiator.

BEDROOM 3: 9' x 8'8" Pvc double glazed window to rear, double radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to front, matching white suite comprising bath, wash hand basin, low flushing wc, separate enclosed shower cubicle with glazed splash screens and tiled splash backs, combination period style radiator/heated towel rail. Airing cupboard.

GARAGE: 16'2" x 8'6" (Please check the suitability of this garage for your own vehicle): Up and over door, pvc double glazed obscure window to side, door to side.

OUTSIDE: Paved patio area with outside tap to a generous, well stocked rear garden having lawn flanked by borders with an abundance of mature shrubs and bushes, there is timber fencing, shed, greenhouse and timber summerhouse, additional patio area set to rear.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



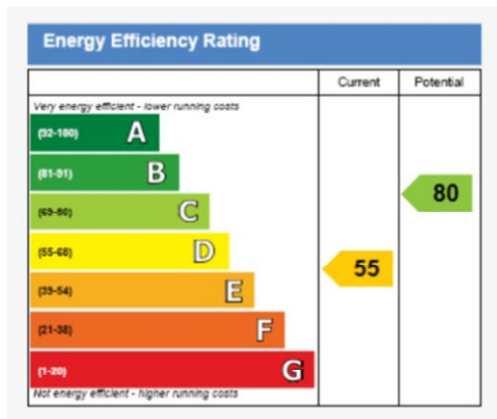
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E.

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

VIEWING: Via Acres on 0121 323 3088

LOCATION: Set off Lichfield Road



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.