

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Traditional, extended, semi-detached home
- ◆ Three generous bedrooms
- ◆ Well appointed bathroom
- ◆ Lounge with double doors to dining room
- ◆ Fitted breakfast kitchen with utility/lean-to and garage off
- ◆ Guests cloakroom/wc
- ◆ Mature well stocked rear garden
- ◆ Sought after, central location



66 GRANGE LANE, FOUR OAKS, B75 5LB - OFFERS OVER £360,000

This deceptively spacious, traditional, extended semi-detached family home, is set in a sought after, prime and central location close to well regarded schooling, as well as a range of facilities, amenities, restaurants and coffee shops in Mere Green and public transport links by way of bus services and the Cross City rail at Four Oaks station. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises porch, welcoming entrance hall, guests cloakroom/WC, doors to attractive lounge with bay window to fore, appealing dining room, breakfast kitchen having access to utility, garage and rear garden. To the first floor there are three generous bedrooms and a well appointed family bathroom. Externally the property offers a tarmac driveway to fore and to the rear there is a decked patio area and a mature, well-stocked rear garden. To fully appreciate the property on offer and it's true proportions, we highly recommend internal inspection.

Set back from the road behind a tarmac driveway with lawn to side and focal tree within, access is gained to the accommodation via a pvc double glazed door with windows to side into:

PORCH: Pvc double glazed obscure door with windows to side leads into:

ENTRANCE HALL: Obscure glazed windows leading to lounge, traditional pine doors radiate to lounge, dining room and kitchen, further door to understairs guest cloakroom/W.C., stairs off to first floor, radiator.

FAMILY LOUNGE: 13'10" to bay x 13'6" min x 12'3" max / 9'11" min PVC double glazed bay window to fore, open fronted gas fire with granite hearth and matching surround, decorative mantle, obscure glazed windows with traditional pine door to side into hall, radiator, glazed double doors open to:

DINING ROOM: 11'8" x 11'2" Glazed double doors lead to kitchen, traditional pine door to hall, radiator.

FITTED BREAKFAST KITCHEN: 18'11" max / 7'11" min x 14'9" max / 6'7" min PVC double glazed windows to rear and side, sliding patio door to rear, glazed door into utility, matching wall and base units with integrated fridge and cooker, roll top work surfaces with matching marble effect upstands, inset stainless steel sink/drainer unit, four ring gas hob with glass panel splash back and extractor canopy over, radiator, pine door to hall.

UTILITY: 11' x 6'4" PVC double glazed windows to kitchen, roll top work surfaces with inset stainless steel sink/drainer, recesses below for washing machine, wooden glazed door to rear, access to garage.

GUESTS CLOAKROOM/WC: PVC double glazed obscure window to garage, low level w.c., vanity wash hand basin, radiator, tiled splash backs.

STAIRS AND LANDING: PVC double glazed obscure window to side, doors to 3 bedrooms and a family bathroom.

BEDROOM ONE: 13'2" into bay / 11' min x 12'3" max / 10'3" min PVC double glazed bay window to fore, radiator, door landing.

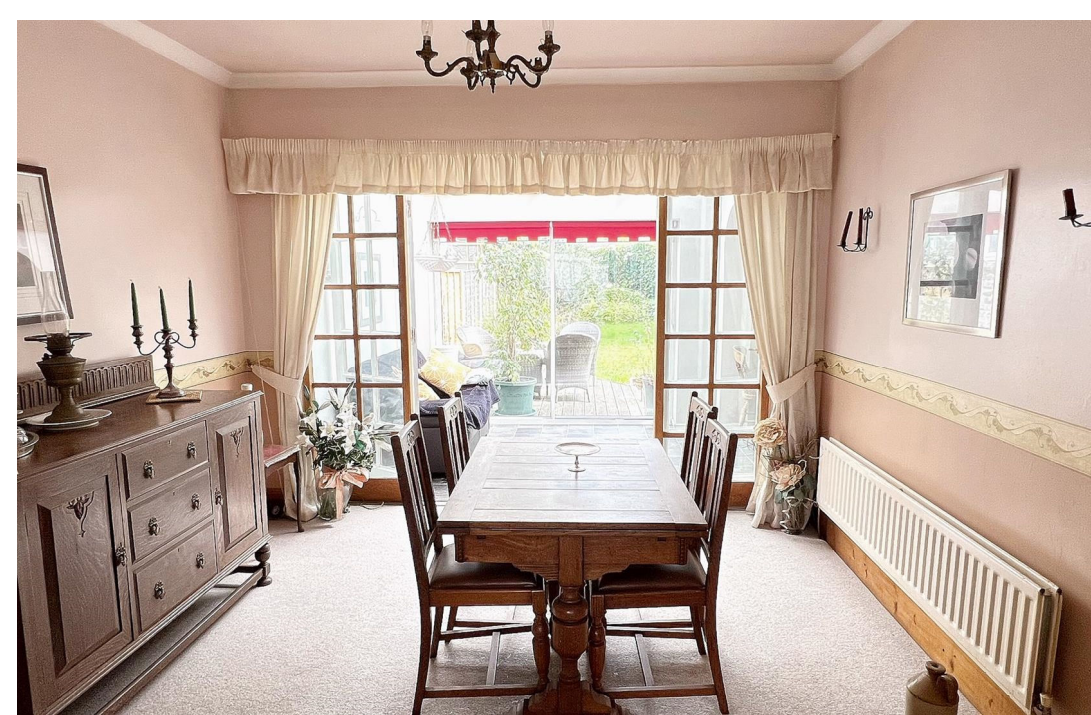
BEDROOM TWO: 11'5" x 11'3" max / 10'4" min PVC double glazed window to rear, radiator, door to landing.

BEDROOM THREE: 7'11" x 7'11" PVC double glazed window to rear, radiator, door to landing.

BATHROOM: PVC double glazed obscure window to fore, suite comprising pedestal wash hand basin, bath, low level w.c. corner shower cubicle with sliding glazed doors, tiled splash backs, radiator, door to landing.

REAR GARDEN: Gravel patio area leads to a paved pathway giving access to the rear of the garden having mature shrubs and bushes lining the perimeters, further decked patio area leads directly from breakfast kitchen, access gained to the property by via door to utility.

GARAGE: 18'4" x 6'11" PVC double glazed obscure window to guests cloakroom/w.c. double doors with windows over to fore, access to utility. **(Please check the suitability of this garage)**



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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 Little Sutton Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Grange Lane, Sutton Coldfield, B75 5LB



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.