

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three storey semi-detached
- ◆ Three good sized bedrooms
- ◆ Family bathroom with white suite
- ◆ Attractive lounge with bay
- ◆ Fitted kitchen with dining area
- ◆ Garage
- ◆ Mature rear garden
- ◆ Sought after, central location



***119 SLADE ROAD, FOUR OAKS, B75 5PB - OFFERS AROUND £340,000***

This deceptively spacious, well presented and much improved, freehold, traditional, semi-detached family home is set in a prime, central and sought after location. Positioned within walking distance of Mere Green shopping centre, which offers an array of restaurants, cafes and shops, the property is also similarly placed for the both Cross City rail line at Four Oaks station and local bus services, along with having the benefit of open fields at the end of Slade Road. Being close to local shops on Slade Road and having access to well regarded schooling, the property is complemented by pvc double glazing and gas central heating (both where specified), all of which to fully appreciate, we highly recommend an internal inspection. Briefly comprising reception hall, spacious lounge, dining room with fitted kitchen, two good sized bedrooms and a well appointed family bathroom. Furthermore on the second floor is a large double bedroom with eaves storage. To the rear of the property is a lawned area with paved patio area, having access to the property's side garage.

Set back from the roadway behind mature bushes, this multi-vehicular driveway allows access to the property via:

**RECEPTION HALL:** Feature coloured glazed front door with stairs off, radiator.

**LOUNGE:** 13'11" x 11'1" Glazed bay window to front, fitted shelving, space for electric fireplace and radiator.

**FITTED KITCHEN/DINING AREA:** 20'10" x 14'9" max / 9'4" min

**Kitchen:** Pvc double glazed window to rear, obscure glazed door to rear, matching units fitted to both base and wall level including drawers, stainless steel sink unit set into rolled edge work surfaces, tiled splash backs, integrated double oven, electric induction hob above and extractor canopy over, space for dishwasher and fridge/freezer, wood effect flooring.

**Dining Area:** Glazed window to rear, fitted shelving in alcove, wood effect flooring, two radiators, useful storage cupboard offering plumbing for washing machine, space for dryer.

**STAIRS TO LANDING:** Glazed window to side, radiator.

**BEDROOM TWO:** 12'1" x 6'11" Pvc double glazed window to front, radiator.

**BEDROOM THREE:** 11'10" x 5'9" Glazed window to rear, built-in wardrobe, alcove for additional storage, radiator.

**BATHROOM:** 8'6" x 7'7" Obscure pvc double glazed window to rear, matching white suite comprising 'P'-shaped bath with shower over with jets, glazed splash screen, tiled splash backs, wash hand basin with vanity unit, low level wc, storage/display shelving, tiled floor, radiator.

**STAIRS TO SECOND FLOOR LANDING:**

**BEDROOM ONE:** 14'8" x 12'9" Pvc double glazed window to rear, useful storage cupboard, space for two double wardrobes, eaves storage, radiator.

**GARAGE:** 17' x 8'4" Side door to rear garden. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Shared side access via timber gates leading to the garage, rear garden having patio area having large lawn with a variety of shrubs, bushes, flower beds, timber fencing, two sheds.





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)

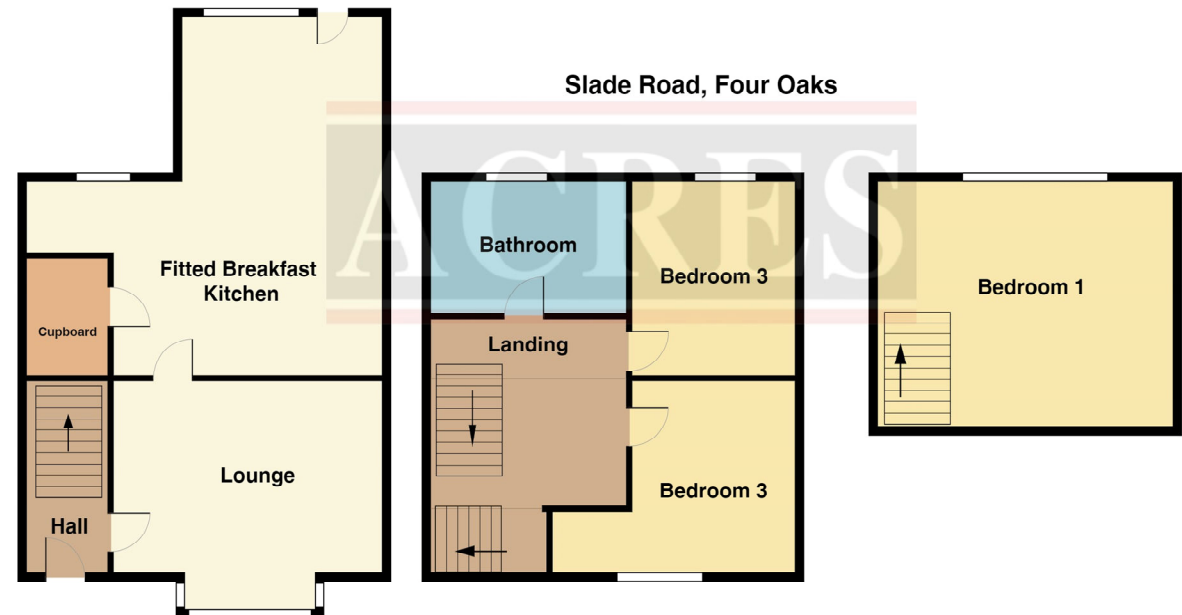
**COUNCIL TAX BAND:** C

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set as a continuation of Little Sutton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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.