

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedroom semi detached
- ◆ Well appointed family shower room
- ◆ Spacious lounge with dining area
- ◆ Fitted breakfast kitchen
- ◆ Guest WC with wet room
- ◆ Side garage
- ◆ Private rear garden
- ◆ Planning permission for extension
- ◆ Sought after location



4 CLARENCE ROAD, FOUR OAKS, B74 4AE - PRICE GUIDE £475,000

This delightful well appointed and much improved freehold traditional style semi detached family home, having side garage is set in a central and sought after location which is just a short stroll from well regarded schools for all ages, the property is similarly placed for the cross city railway line and is also in close proximity to Mere Green which offers an array of cafes, restaurants and shops, further facilities are available at both Clarence Road and The Crown. Complemented by gas central heating and pvc double glazing (both where specified) to fully appreciate the property on offer we highly recommend internal inspection of this property set in council tax band D.

Briefly comprising of:- Welcoming reception hallway, spacious lounge and dining area, with separate hall with dining room, fitted breakfast kitchen with utility and guest WC and wet room off, to the first floor there are three bedrooms and a family shower room, the property further offers a garage and to the rear is a private garden. Set back from the roadway behind a multi vehicle driveway, access to the property is gained via:-

RECESSED PORCH: Multi lock front door with obscure glazing opens to:-

ENTRANCE HALL: 16'03" x 6'02" Obscure glazed door, wood effect flooring, understairs storage and radiator.

LOUNGE DINER: Lounge 12'4" x 10'10" & Dining area 10'09" x 8'09" Pvc double glazed bay window to front, coal effect gas feature fireplace with marble hearth and decorative wooden surround, Pvc double glazed window to rear and pvc double glazed French doors to rear with radiator.

KITCHEN: 9'05" x 8'08" Pvc double glazed window to rear with double stainless steel sink inset into box edge work surfaces offering a range of matching cupboards to both base and wall, a variety of drawers and pull out units, tiled floors, recessed space for fridge freezer, integrated double oven with five ring gas hob above with canopy over, space for dishwasher, tiled floors.

UTILITY: Pvc double glazed window and door to side, space for tumble dryer and plumbing for washing machine.

GUEST SHOWER ROOM: Obscure pvc double glazed window to side, low level wc, wash hand basin and tiled walls.

STAIRS TO LANDING: Obscured pvc double glazed window to side.

BEDROOM ONE: 14'11" x 11'0" Pvc double glazed bay window to front, built-in double wardrobe and drawers, radiator.

BEDROOM TWO: 15'08" x 10'10" Pvc double glazed bay window to rear with two double built-in wardrobes and radiator.

BEDROOM THREE: 7'02" x 8'11" Pvc double glazed window to front, recess storage area with shelving and radiator.

BATHROOM: 8'07" max / 6'03" min x 9'05" Pvc obscured double glazed window to rear and pvc obscure double glazed window to side, matching white suite comprising of a double shower with a glazed screen, wall hung wash hand basin, low level wc, useful storage cupboard, tiled walls and flooring, chrome ladder effect radiator.

GARAGE: 15'04" x 6'09" (please check these measurements are suitable for your own vehicle) Up and over garage door.

GARDEN: Patio area leading to lawned area made up of a variety of shrubs and bushes.



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: D

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

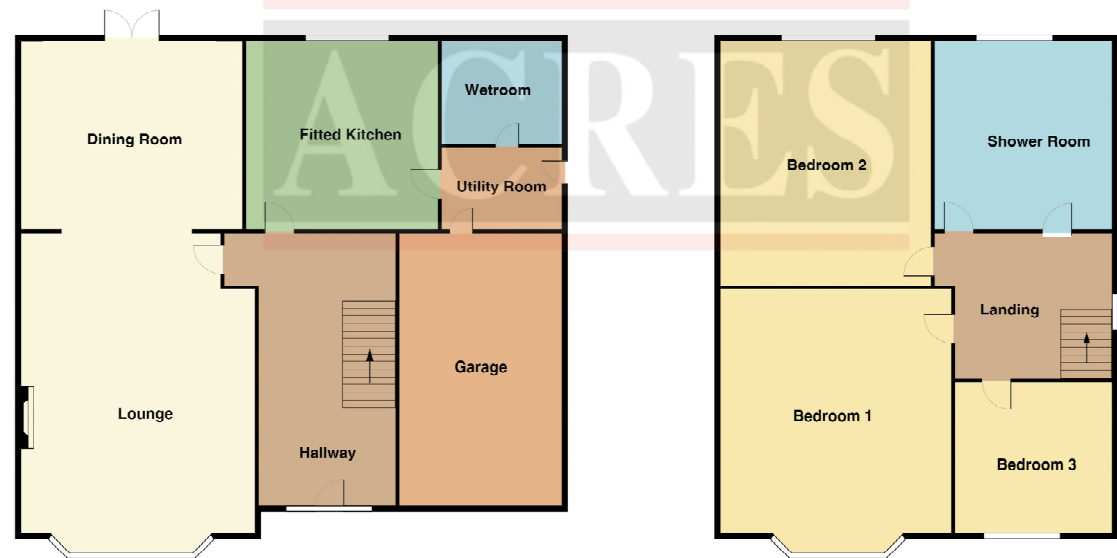
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Rosemary Hill Road/Belwell Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Clarence Road, Four Oaks



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.