

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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- ◆ Excellent potential and scope for redevelopment
- ◆ Three good sized bedrooms
- ◆ Well appointed family shower room
- ◆ Sizeable and attractive lounge through sitting area
- ◆ Appealing fitted kitchen
- ◆ Side utility/lean to
- ◆ Mature, well stocked rear garden
- ◆ Imposing, tarmac drive to fore
- ◆ No upward chain
- ◆ Close to well regarded schooling



18 HOOK DRIVE, FOUR OAKS B74 4LW - OFFERS OVER £260,000

Nestled in the heart of Four Oaks within a prime, central and sought after position, this well maintained, three bedroomed, semi detached family home is ideally situated for access to well regarded schooling for children of all ages. With a layout that lends itself to transformation, the property offers ample scope for modernisation and redevelopment (subject to the necessary planning permissions), making it an attractive prospect for those looking to craft their dream home in this desirable location. Readily available bus services are obtainable via a short walk with the Cross City rail line also being accessible on Butlers Lane. Complemented by gas central heating and PVC double glazing (both where specified), the family home has been thoughtfully cared for during it's tenure and briefly comprises, porch, entrance hall, doors give access to a sizeable lounge with further sitting area leading to lean to/side entrance, further door from the hall gives access to a fitted kitchen with pantry area. To the first floor are three well proportioned bedrooms, all of which are serviced by a well appointed shower room. Externally an imposing tarmac drive is presented to fore, the rear having paved patio leading to lawn, mature shrubs and bushes line the perimeter with access being given back into the accommodation via lounge and lean to. To fully appreciate the accommodation offer, it's opportunity for conversion and extension (stpp), we highly recommend an internal inspection.

Set back from the roadway behind a considerable tarmac drive with purpose built brick wall encompassing the property's perimeter, access is gained into the accommodation via a PVC double glazed door with window to side into porch. Internal, obscure glazed door gives access into:

ENTRANCE HALL: Doors radiate to an open plan family lounge and fitted kitchen, radiator, stairs off to first floor.

LOUNGE: 16'3" x 12'2" PVC double glazed French doors to rear, gas, living flame, coal effect fire set on a tiled hearth, granite style surround and period mantle over, obscure glazed doors to hall and access is given into:

SITTING AREA: 10'8" x 5'8" PVC double glazed window to rear, obscure door leads to lean to, radiator, access to lounge and into:

FITTED KITCHEN: 11'0" x 6'11" max PVC double glazed window to fore, leaded window to side, matching wall and base units with recesses for fridge/freezer, washing machine and gas cooker having extractor canopy over, rolled edge worksurfaces with one and a half sink/drain unit, tiled splashbacks and flooring, access is given to hall, sitting area and double doors open to understairs pantry.

LEAN TO: Access to both front and rear gardens, base units with worksurface over, access is given through an obscure glazed PVC door into sitting area.

STAIRS AND LANDING: PVC double glazed window to fore, doors radiate to three bedrooms and shower room, radiator.

BEDROOM ONE: 11'9" x 9'4" to wardrobes PVC double glazed window to rear, sliding mirrored wardrobes, radiator and door to landing.

BEDROOM TWO: 11'8" into door recess x 9'6" max x 8'7" min PVC double glazed window to rear, radiator, sliding mirrored wardrobes, door to landing.

BEDROOM THREE: 8'10" x 7'3" PVC double glazed window to fore, radiator, doors to storage and door to landing.

SHOWER ROOM: PVC double glazed, obscure window to side, suite comprising corner shower cubicle, pedestal wash hand basin and low level w.c., tiled splashbacks.

REAR GARDEN: Paved patio leads from lounge and lean to having lawn to centre, mature shrubs and bushes line the perimeters.



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.)

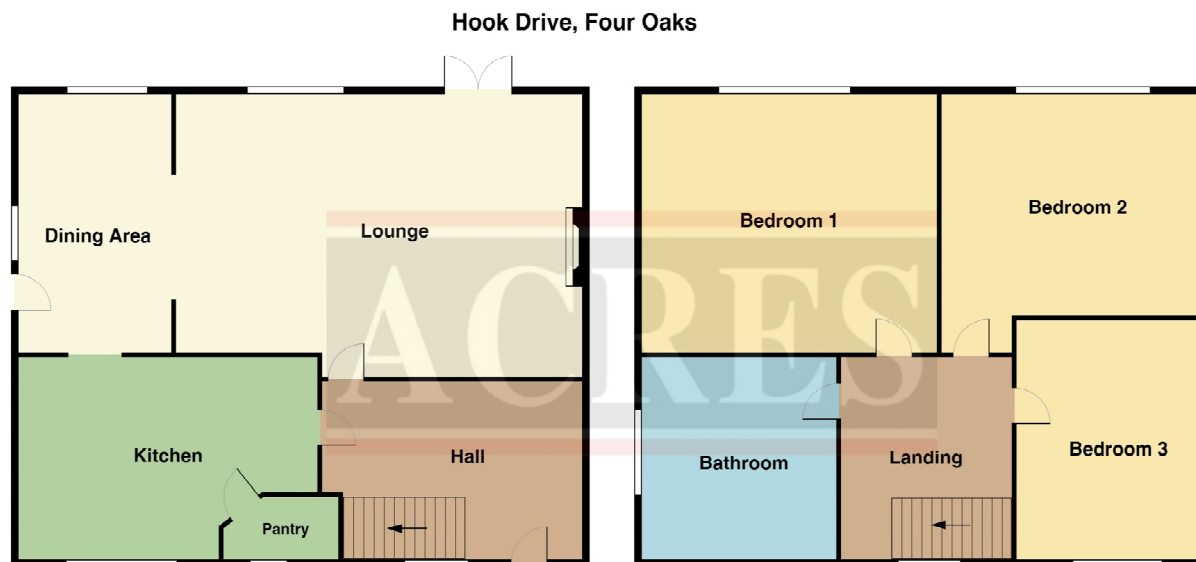
COUNCIL TAX BAND: C

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Harcourt Drive in turn off White Farm Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	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.