

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three good bedrooms
- ◆ En-suite shower room
- ◆ Family bathroom with white suite
- ◆ Attractive lounge
- ◆ Rear conservatory/dining room
- ◆ Fitted kitchen
- ◆ Guests cloakroom/wc
- ◆ Side garage
- ◆ Cul-de-sac location



8 MARLPIT RISE, FOUR OAKS, B75 5LU - OFFERS AROUND £375,000

This well presented, end townhouse, is positioned in a popular, central, cul-de-sac location, within a few hundred metres of open countryside. Mere Green offers an array of shopping facilities, restaurants, cafes and further amenities, together with access to the Cross City rail line and local bus services. Completed by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises reception hall, guests cloakroom/wc, rear lounge with conservatory off (currently utilised as a dining room) and fitted kitchen. To the first floor there are two good bedrooms and a family bathroom, to the second floor there is the master bedroom suite with walk-in wardrobe and well appointed en-suite shower room. Externally the property has a side garage and rear garden. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden and pathway, access to the property is gained via:

RECEPTION HALL: 12'7" x 3'2" Obscured PVC double glazed door with wood effect flooring, useful storage cupboard and radiator.

GUESTS W.C.: PVC obscured, double glazed window to front, low level w.c. with wash hand basin with vanity unit below, tiled flooring and radiator.

KITCHEN: 12'2 x 6'2" PVC double glazed window to front with shutter blinds, single sink and half drainer unit inset into box edge worksurfaces with a range of matching units fitted to both base and wall with tiled splashbacks, oven with four ring hob above and extractor canopy over, plumbing for washing machine, space for fridge freezer and space for tumble dryer, vertical, modern radiator.

LOUNGE: 17'10" x 12'11" Useful storage cupboard with a further two storage units, feature fireplace with electric fire and stone effect surround and wooden hearth, two double doors and two double glazed windows leading to conservatory, radiator.

CONSERVATORY: 12'11" x 8'7" PVC double glazed conservatory with French door to rear and tiled flooring.

STAIRS TO LANDING ONE:

BEDROOM TWO: 11'0" x 8'10" PVC double glazed window to rear, two double built-in wardrobes with built-in desk with shelving, radiator.

BEDROOM THREE: 12'11" x 8'7" Obscured PVC double glazed window to front with shutter blinds, one double and one single built-in wardrobe with storage cupboard, desk and shelving unit, radiator.

BATHROOM: 6'4" x 6'2" Obscure PVC double glazed window to side, matching white suite comprising bath with tiled splashback, low level w.c., sink with vanity unit, tiled floors and radiator.

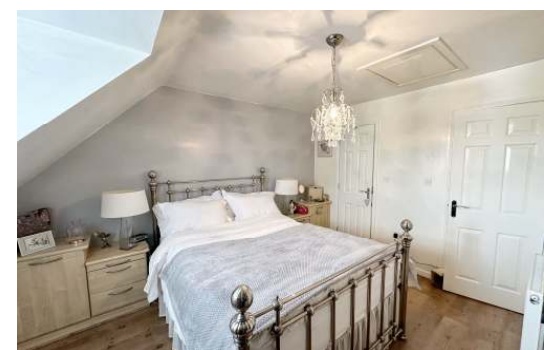
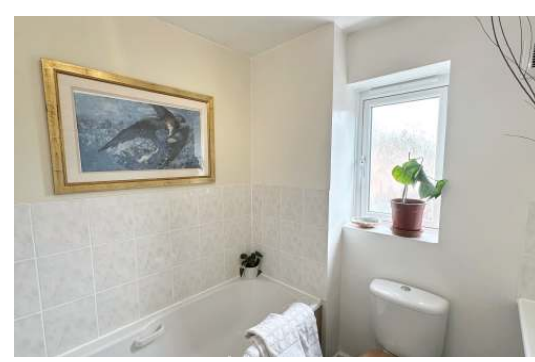
STAIRS TO LANDING TWO:

BEDROOM ONE: 13'8" x 12'11 max / 9'4" min PVC double glazed window to front, large walk in wardrobe, radiator.

SHOWER ROOM: 8'7" x 6'3" PVC double glazed window to rear, enclosed shower with glazed door and splashback, wash hand basin with vanity unit and storage shelving, wood effect flooring and radiator.

GARAGE: 17'3 x 8'7" (please ensure that the garage is suitable for your own vehicle) Up and over garage door, racking above and storage.

OUTSIDE: Low maintenance garden with a paved area and a variety of shrubs, bushes and plants.



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: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Roughley Farm Road

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



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.