

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three bedrooms
- ◆ Spacious family bathroom
- ◆ Lounge
- ◆ Breakfast kitchen
- ◆ Mature rear garden
- ◆ Much improved & well presented
- ◆ Sought after location
- ◆ NO UPWARD CHAIN



***65 HARCOURT DRIVE, FOUR OAKS, B74 4LN - OFFERS OVER £325,000***

This freehold, semi-detached family home, is set in a prime, central and sought after location, which is within walking distance of well regarded schooling for all ages. Four Oaks, additionally is served by excellent public transport links including local bus services and the Cross City rail line at Butlers Lane. Complemented by gas central heating and pvc double glazing (both where specified), this well arranged family home has undergone improvements and briefly comprises of enclosed porch, reception hall, family lounge, fitted breakfast kitchen with dining area over looking the rear garden, three bedrooms and a well appointed family bathroom. Externally the property has a mature garden, set on a wide plot, offering scope for enlargement/extension (STPP). To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway having side lawned garden, access to the property is gained via:

**ENCLOSED PORCH:** Pvc double glazed porch opens to:

**RECEPTION HALL:** Multi-locking front door with pvc double glazed window to side, radiator, stairs off.

**LOUNGE:** 14'8" x 12'4" Pvc double glazed window to front, radiator.

**FITTED KITCHEN/DINING AREA:** 19'10" x 10'2" Pvc double glazed window to rear with French doors to garden, single bowl sink/drainage unit set into square edged work surfaces, complementary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, space for fridge/freezer, plumbing for washing machine, integrated dishwasher, oven with hob above and extractor canopy over, tiled floors, radiator. Dining Area: Space for table and chairs.

**STAIRS TO LANDING:** Obscure pvc double glazed window to side.

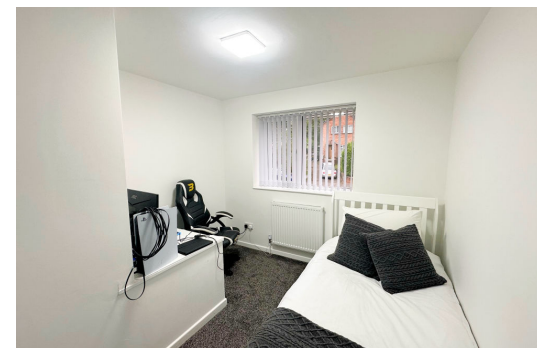
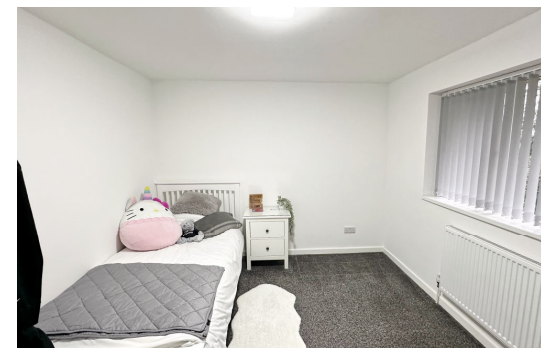
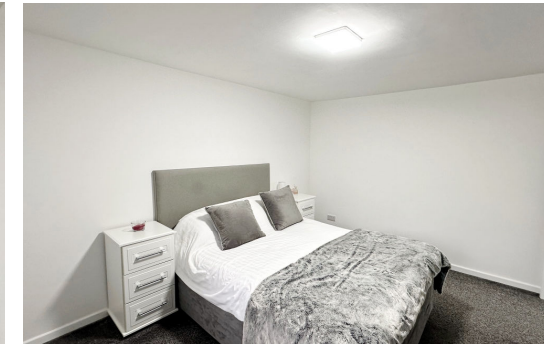
**BEDROOM ONE:** 12'5" x 10'8" Pvc double glazed window to front, double radiator.

**BEDROOM TWO:** 11'8" x 9'5" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 9'6" max / 8'11" min x 5'11" Pvc double glazed window to front, built-in storage shelving/desk, radiator.

**FAMILY BATHROOM:** 8'9" x 7'8" Two obscure pvc double glazed windows to rear, tiled splash backs, matching white suite comprising bath with shower over and glazed shower screen, wash hand basin, low level wc, chrome ladder style radiator, additional radiator, tile effect flooring, large storage/airing cupboard.

**OUTSIDE:** Paved patio area leading to generous lawn, flanked by borders having mature shrubs and bushes.



**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 Clarence Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Harcourt Drive, 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.