

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three bedrooms
- ◆ Family bathroom & separate WC
- ◆ Lounge with fireplace
- ◆ Fitted kitchen
- ◆ Snug/Day room
- ◆ Laundry combining garden room
- ◆ Parking to fore
- ◆ Central, convenient location
- ◆ No upward chain



***210 LICHFIELD ROAD, FOUR OAKS, B74 2UB - OFFERS OVER £300,000***

This charming cottage is set in a central convenient location just a short stroll from shops and service facilities in Mere Green, furthermore it is additionally placed close to Four Oaks railway station and is served by excellent local bus services. Complemented by gas central heating and having PVC double glazing (both where specified). This deceptively spacious townhouse briefly comprises enclosed porch, spacious lounge, kitchen and day room/snug. To the rear, laundry area/garden room. To the first floor there are three bedrooms, family bathroom and separate WC. The property has a garden set to rear, to fully appreciate we highly recommend an internal inspection.

Set back from the roadway, behind a shared driveway, there is a blocked paved parking area to fore providing parking. Access is gained to the property via:

**FULLY ENCLOSED PORCH:** Windows to side, timber door to:

**LOUNGE:** 18'2" max/11' 3" min x 14'4" max/9'6" min. Pvc double glazed window with triple glazing unit to fore. Open fireplace set on hearth having side plinths, secondary glazed window side, two radiators, window and door to rear.

**KITCHEN:** 16'6" x 14'6" max/12'6" min. Secondary glazed window to rear, double bowl sink unit set into work surfaces having fitted wall and base units, integrated oven, gas hob and extractor.

**SNUG/DAY ROOM:** 15'4" max/13'1" min x 11'4". Pvc double glazed window to fore, radiator, open fire grate set on a hearth.

**REAR LAUNDRY ROOM COMBINING GARDEN ROOM:** 7'7" x 5'1". Pvc double glazed windows to side and rear with double glazed French door to garden, plumbing for washing machine.

**STAIRS TO LANDING:** Secondary glazed window to rear, radiator.

**BEDROOM ONE:** 14'8" max/13'6" min x 11'4". Pvc double glazed window to front with secondary glazing unit, double radiator, two double and two single wardrobes.

**BEDROOM TWO:** 11'4" x 7'10" max/6'7" min. Pvc double glazed window to front with secondary glazing unit, radiator.

**BEDROOM THREE:** 11'4" x 6'5" max/4'6" min. Pvc double glazed window to front with triple glazing unit, radiator, double wardrobe.

**BATHROOM:** Secondary glazed obscure window to rear, roll top floor footed bath, matching white wash hand basin, radiator, airing cupboard.

**SEPARATE WC:** Obscure window to rear, white low flushing WC.

**OUTSIDE:** Paved patio area to lawned rear garden having shrubs and bushes.



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**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 on a private driveway off Lichfield Road, close to Jordan Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Lichfield 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.