

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Well appointed white bathroom
- ◆ Generous through/lounge
- ◆ Rear dining room
- ◆ Extended fitted kitchen
- ◆ Side garage
- ◆ Deep multi-vehicle driveway
- ◆ Set in a central, sought after location



194 CLARENCE ROAD, FOUR OAKS, B74 4LD - GUIDE PRICE £375,000

This truly deceptively spacious, extended, freehold, semi-detached family home, is set in a prime, well regarded, central and sought after location, close to well regarded schooling for all ages. Excellent public transport facilities are readily available, including access to the Cross City rail line at Butlers Lane station, furthermore shopping facilities are available on Clarence Road, at 'The Crown' and within Mere Green where you will also find a host of restaurants, cafes and further amenities. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, we highly recommend an internal inspection. Briefly comprising enclosed porch, reception hall, spacious through lounge, rear dining room, extended, fitted kitchen, three bedrooms, white bathroom, mature rear garden and side garage.

Set back from the roadway behind a multi-vehicular, block paved driveway, access is gained to the property via a pvc double glazed double doors open to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, part obscure glazed timber stained door to:

RECEPTION HALL: Pvc double glazed window to side, double radiator, cloaks cupboard.

SPACIOUS THROUGH LOUNGE: 21'9" max / 11'1" min x 13'1" max / 11' min Pvc double glazed window to front, two radiators, log effect living flame gas fire.

DINING ROOM: 9'10" x 7'9" Pvc double glazed window to rear.

FITTED KITCHEN: 18'2" x 8'4" Two pvc double glazed windows to side, single drainer sink unit having double base unit beneath, there is a further range of fitted units to both base and wall level including drawers, complementary rolled edge work surfaces having tiled splash backs, elevated oven having separate grill, fitted hob having extractor canopy over, recesses for washing machine, dishwasher and fridge/freezer.

STAIRS TO LANDING: Pvc double glazed obscure window to side, airing cupboard.

BEDROOM ONE: 11'6" max / 9'6" min x 11' max / 9'3" min Pvc double glazed window to front, two double fitted wardrobes with fitted storage cupboards over, side dressing table recess.

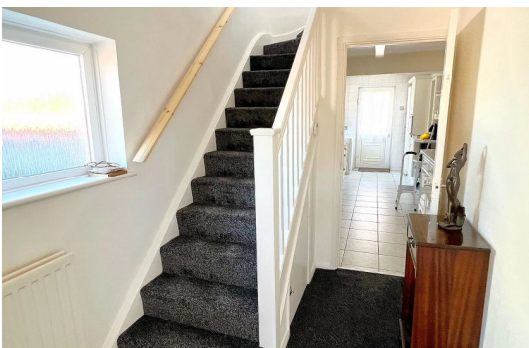
BEDROOM TWO: 11' max / 9'6" min x 10'1" Pvc double glazed window to rear, radiator, two double fitted wardrobes with cupboards over, dressing table recess.

BEDROOM THREE: 8'6" x 8' max / 6'5" min Pvc double glazed window to front, double built-in cupboard.

FAMILY BATHROOM: Two pvc double glazed obscure windows to rear, matching white suite comprising 'P'-shaped bath with glazed splash screen, tiled splash backs and fitted shower, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator.

SIDE GARAGE: 19'3" x 9'3" Window to rear, door to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area to a lawned rear garden having an abundance of shrubs and bushes, together with flower beds, timber shed and greenhouse.



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 Belwell Lane/Rosemary Hill Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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.