

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Additional den/loft room
- ◆ Well appointed white shower room
- ◆ Attractive lounge with feature fireplace
- ◆ Cosy snug / dining room
- ◆ Rear garden room
- ◆ Fitted kitchen with integrated appliances
- ◆ Utility room combining wc
- ◆ Generous southerly rear garden with potential hobby room/home office



43 CLARENCE ROAD, FOUR OAKS, B74 4AQ- OFFERS OVER £425,000

This most imposing, well-presented and enlarged, freehold, semi-detached family home, is set in a prime, central and sought after location, just a short stroll from well-regarded schooling for all ages. Being similarly placed for Sutton Park with all its natural beauty, the property additionally offers access to excellent public transport links including the Cross City rail line, furthermore Mere Green shopping centre with its host of amenities, is set within only a few hundred metres radius. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its true proportions and many features, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, attractive lounge with feature fireplace, snug/dining room, rear garden room, fitted kitchen with integrated appliances and laundry room incorporating wc. To the first floor you will find a well appointed shower room, together with the option of three bedrooms, the third bedroom additionally has a stairway off leading to a large loft room. The property has a generous, approximate southerly facing rear garden with brick-built hobby room or potential home office.

Set back from the roadway behind a twin car driveway having side borders, access is gained to the accommodation via a feature arched oak doorway opening to:

RECEPTION HALL: Obscure double glazed window to front, radiator with cover.

ATTRACTIVE LOUNGE: 13'6" max / 11' min x 12'5" max / 11'9" min Pvc double glazed square bay window to front, double radiator, electric log effect stove styled fire set into a briquette recess, having timber mantle, exposed wood flooring.

SNUG/DINING ROOM: 13'2" x 9'10" Glazed double doors to rear garden room, radiator, coal effect gas fire set on a tiled hearth, exposed wooden flooring.

FITTED KITCHEN: 13' x 8' Pvc double glazed window to side with further double glazed window and door to rear garden room, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, elevated oven having separate grill, hob having extractor canopy over, integrated dishwasher, double radiator, exposed wooden flooring.

GARDEN ROOM: 14'7" x 10'7" Pvc double glazed window and double glazed double French doors to rear, double radiator, tiled floor.

UTILITY ROOM/WC: 10'9" x 3'6" min Low flushing wc, wash hand basin, plumbing for washing machine.

STAIRS TO LANDING:

BEDROOM ONE: 12'6" max / 9'9" min x 11' Pvc double glazed window to front, radiator, single and two double fitted wardrobes with drawer units and storage cupboards over.

BEDROOM TWO: 11' x 10'2" Pvc double glazed window to rear, radiator.

BEDROOM THREE/STUDY AREA: 13' x 7'6" max / 5'1" min Pvc double glazed window to rear, radiator, built-in under stairs storage cupboards.

SHOWER ROOM: Pvc double glazed obscure window to front, matching white suite comprising large shower cubicle with drying area and glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, feature Travertine tiling to walls, chrome ladder style radiator, double airing cupboard.

LOFT ROOM/DEN: 19' x 14'6" max measured at floor level / 8' min (please note part sloping ceiling) Windows to side and rear, stairs off bedroom three.

OUTSIDE: Paved patio area to a deep lawned rear garden, with an abundance of mature shrubs and bushes, providing privacy, pathway leads to a further rear patio area, timber sheds and **Potential Rear Garden / Home Office: 18'3" x 9'3"** Having internal light and power points, pvc double glazed windows and patio doors to garden.



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:

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		82 B
69-80	C		
55-68	D	57 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.