

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- ◆ Four bedrooms
- ◆ Well appointed family bathroom
- ◆ Attractive lounge with feature fireplace
- ◆ Rear sun room
- ◆ Dining room
- ◆ Fitted kitchen
- ◆ Utility & guests wc
- ◆ Side garage
- ◆ Centrally located cul-de-sac
- ◆ Close to public transport
- ◆ Potential for extension (STPP)



17 YATES CROFT, FOUR OAKS, B74 4YB - OFFERS AROUND £550,000

This well presented, much improved, freehold, detached family home, offers spacious accommodation, having pvc double glazing and gas central heating (both where specified), the property is set in the corner of a small cul-de-sac, in a popular central location. Being within short walking distance of public transport links, including the Cross City rail line at Blake Street station, together with local bus services and open countryside. The well proportioned family home is entered via a welcoming reception hall, leading to attractive lounge, rear dining room with access to sun room, fitted kitchen with utility and guests wc off. To the first floor there are four bedrooms and a well appointed family bathroom. Externally the property benefits from a garage and to the rear is a private garden having side access with additional space for potential extension/storage (subject to necessary planning permissions/regulations). To fully appreciate the property's features and the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway having fore garden with a variety of shrubs and bushes, access to the property is gained via:

WELCOMING RECEPTION HALLWAY: 11'4" x 5'10" Obscure pvc double glazed multi-locking front door with wood effect flooring, stairs off, radiator.

ATTRACTIVE LOUNGE: 15'1" x 13'7" Pvc double glazed box window to front, further pvc double glazed window to front, rustic brick feature fireplace with coal effect gas fire, radiator.

DINING ROOM: 12'4" x 11'4" Useful storage cupboard with sliding doors to sun room, radiator.

SUN ROOM: 19'1" x 7'11" Vaulted ceiling with pvc double glazed windows to rear and side, double glazed French doors to side.

FITTED KITCHEN: 9'1" x 8'2" Double glazed window to sun room, one and a half bowl sink/drain unit set into box edged work surfaces, modern tiled splash backs, there is a range of fitted units to both base and wall level including pan drawers, low level oven and grill with hob above and extractor canopy over, tiled flooring, radiator.

UTILITY ROOM: 10'8" x 7'6" Obscure pvc double glazed window and door to rear, work surfaces, fitted wall units, plumbing for washing machine, space for tumble dryer, modern tiled splash backs, space for fridge/freezer, tiled floor, radiator.

GUESTS WC: Obscure pvc double glazed window to side, low level wc, wall hung sink unit, tiled flooring.

STAIRS TO LANDING: Useful storage/linen cupboard.

BEDROOM ONE: 11'11" x 10'7" Pvc double glazed box window to front, two double and one single built-in wardrobes, wood effect flooring, radiator.

BEDROOM TWO: 9'2" x 8'5" Pvc double glazed window to side, wood effect flooring, radiator.

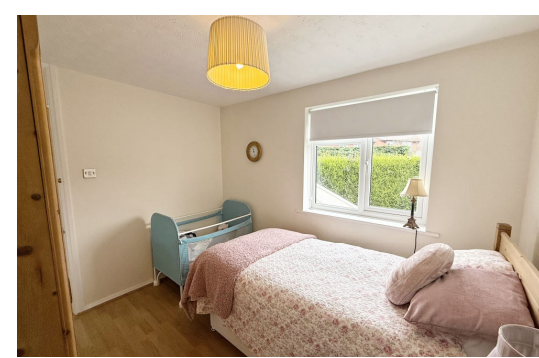
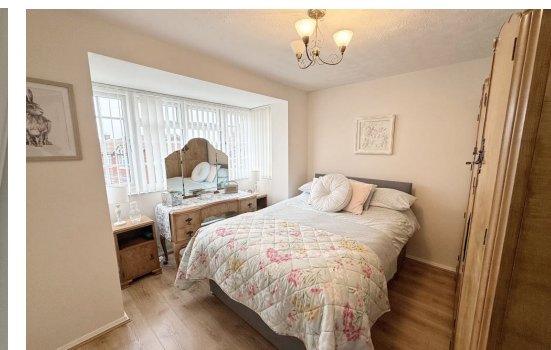
BEDROOM THREE: 10'6" x 8'6" Pvc double glazed window to rear, useful storage cupboard, wood effect flooring, radiator.

BEDROOM FOUR: 8'10" x 7'1" Pvc double glazed window to front, wood effect flooring, useful storage cupboard, radiator

BATHROOM: 6'1" x 5'11" Obscure pvc double glazed window to side, matching white suite comprising bath with shower over and glazed splash screen, wash hand basin with vanity unit below, low level wc, chrome ladder style radiator, tiled walls and floor.

GARAGE: 16'3" x 7'9" Recently re-fitted up and over garage door, shelving to side. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area leading to lawn surrounded by shrubs and bushes, decorative pond, potential for additional storage/side extension (STPP).



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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)

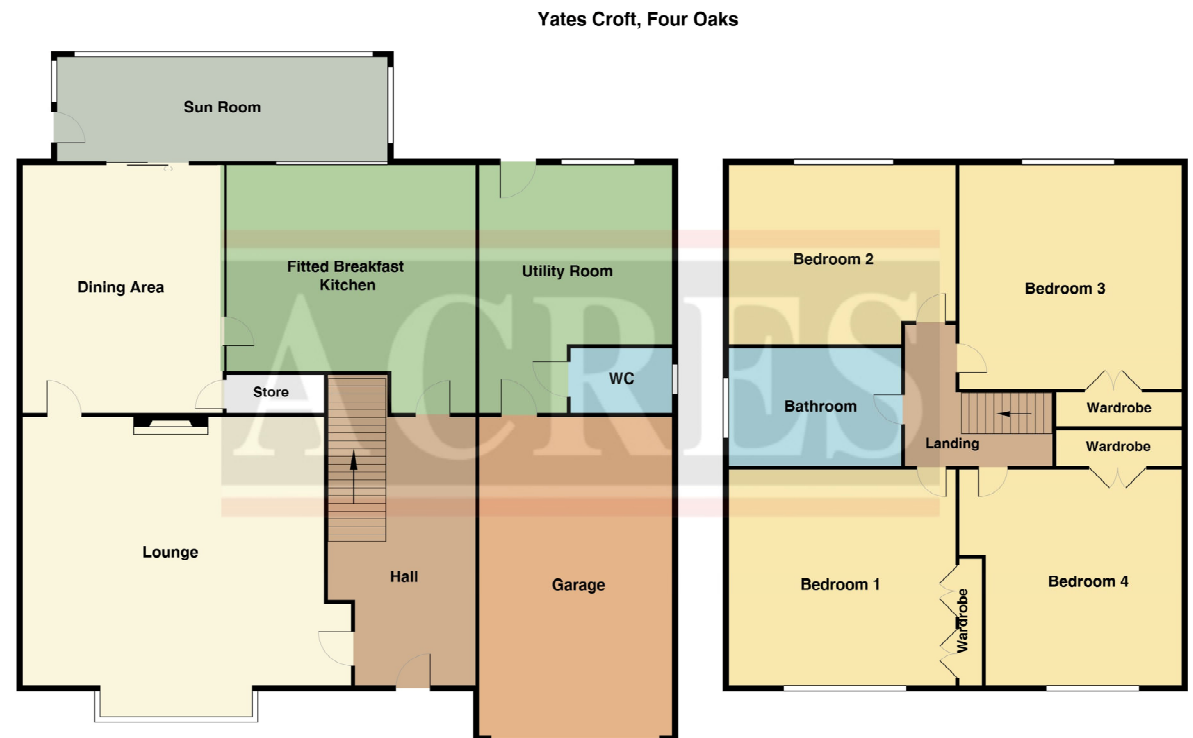
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Saxton Drive, in turn off Shelley Drive and Blake Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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.