

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Period style mid-terrace
- ◆ Two bedrooms
- ◆ En-suite shower room
- ◆ Ground floor bathroom
- ◆ Sitting room
- ◆ Fitted kitchen with dining area
- ◆ Rear lobby
- ◆ Generous rear garden
- ◆ No upward chain
- ◆ Sought after, convenient location



***69 TOWER ROAD, FOUR OAKS, B75 5EA - OFFERS AROUND £295,000***

This delightful, well presented and maintained, period style, mid-terraced property, is set in a prime, central and sought after location, close to the heart of Mere Green, where there is a variety of shops, restaurants and coffee houses. Four Oaks additionally offers well regarded schooling for all ages, together with excellent public transport links including access to the Cross City rail line. Finished to an excellent specification, the property is complemented further by the provision of gas central heating and pvc double glazing (both where specified). Briefly comprising porch, sitting room, modern fitted kitchen, lobby, ground floor bathroom, two first floor bedrooms and an en-suite shower room, there is a generous lawned rear garden and a block paved frontage. To fully appreciate this superb, period property, we highly recommend an internal inspection.

Set back from the roadway behind a block paved frontage, the property is accessed via a door into:

**PORCH:** Double glazed window to side and door to:

**SITTING ROOM:** 13'5" max x 12' max Radiator, double glazed window to front, stove style fire, two alcoves with shelving, door to:

**INNER HALLWAY:** Stairs rising to first floor, door off to:

**FITTED KITCHEN:** 13'5" x 10'11" Having a range of modern and stylish eye and base level units with work surfaces over, incorporating one and a half bowl single drainer sink unit, integrated oven and hob with extractor over, built-in storage cupboard, feature high vertical radiator, double glazed window to rear, door off to:

**LOBBY:** Tiled floor, part frosted double glazed door to side, door to:

**GROUND FLOOR BATHROOM:** Matching suite comprising bath, pedestal wash hand basin, low flushing wc, tiled walls and floor, frosted double glazed window to side.

**FIRST FLOOR LANDING:** Doors off to:

**MASTER BEDROOM:** 13'5" max / 9'5" min x 11' max / 4'4" min Radiator, double glazed window to rear, door to:

**EN-SUITE SHOWER ROOM:** Shower cubicle, low flushing wc, wash hand basin, heated towel rail, tiled floor and walls.

**BEDROOM TWO:** 13'5" max x 12'1" max Radiator, built-in cupboard, double glazed window to front.

**REAR GARDEN:** Having a paved patio with generous lawn beyond, having mature trees, pedestrian gate gives access from the side.







**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:** C

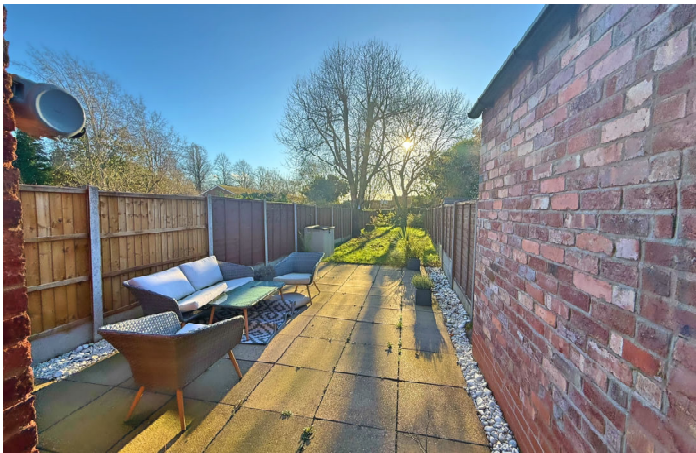
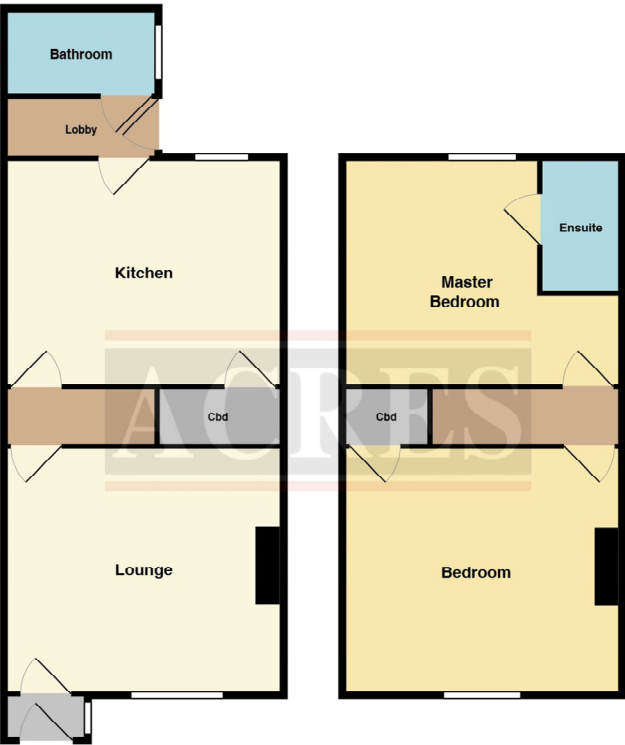
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Grange Lane/Sherifoot Lane

69 Tower Road, Sutton Four Oaks, Sutton Coldfield, B75 5EA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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.