

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms
- ◆ Well appointed family bathroom
- ◆ Separate wc
- ◆ Open plan through lounge/diner
- ◆ Comprehensively fitted kitchen with appliances
- ◆ Side lobby/laundry area
- ◆ Guests cloakroom/wc
- ◆ Garage
- ◆ Generous rear garden
- ◆ Set in a prime, sought after location.



8 SARA CLOSE, FOUR OAKS, B74 4BN - OFFERS AROUND £450,000

This recently modernised, spacious, freehold, traditional styled, semi-detached family home, is set in a prime, central and sought after location, just a short stroll from Butlers Lane train station and local bus services. The property is ideally placed for well regarded schooling for all ages, together with local shopping facilities on Clarence Road and has access to a further range of shops, restaurants and other amenities in Mere Green. The property is complemented by the provision of pvc double glazing and gas central heating (both where specified), to fully appreciate the property on offer, we highly recommend an internal inspection. Briefly comprising reception hallway with guests cloakroom/wc off, spacious through lounge/dining room leading through to a modern and stylish fitted kitchen, side lobby/laundry room, four first floor bedrooms, modern family bathroom and separate wc. The property further benefits from a paved driveway affording off road parking and lawned fore garden, garage and a generous, mature rear garden.

Set back from the roadway behind a paved driveway flanked by side lawn having shrub borders, access to the property is gained via pvc double glazed door into:

RECEPTION HALLWAY: Window to front, stairs off to first floor, walkthrough to lounge/diner, door off to:

GUESTS CLOAKROOM/WC: Low flushing wc, wash hand basin, frosted double glazed window to side.

OPEN PLAN LOUNGE/DINER: **23'9" max x 10'5" min** Pvc double glazed bay window to front, pvc double glazed French doors to rear, feature high level, wall mounted radiator, further radiator, walkthrough to:

FITTED KITCHEN: **14'3" x 9'4"** Having a range of modern and stylish Shaker style units with box edged work surfaces over, feature tiled splash backs, incorporating hob, integrated oven, fully integrated sink unit with mixer tap, breakfast bar, a variety of drawers, pull out storage units, integrated fridge/freezer, integrated dishwasher, pvc double glazed window to rear, part glazed door to:

SIDE LOBBY/LAUNDRY AREA: Having fitted cupboards, stainless steel sink/drainage unit, plumbing for washing machine, space for further appliances, windows to side and rear, glazed door to side.

STAIRS TO FIRST FLOOR LANDING: Double glazed window to front, doors off to:

BEDROOM ONE: **12'8" max x 11'6" max** Having pvc double glazed window to rear, radiator.

BEDROOM TWO: **12'4" max into bay x 10'1" max** Having double glazed bay window to front, radiator.

BEDROOM THREE: **13'6" max / 11'3" min x 7'7"** Double glazed window to front, radiator.

BEDROOM FOUR: **9'4" x 7'2"** Double glazed window to rear, radiator, built-in storage cupboard.

BATHROOM: Having a modern suite comprising panel bath with shower over, wall hung wash hand basin with storage beneath, part tiled walls, chrome ladder style heated towel rail, frosted double glazed window to side.

SEPARATE WC: Low level wc.

GARAGE: **15' x 8'1"** Having window and door to side. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio with steps leading down to a generous lawned garden having further steps, flanked by borders with a variety of shrubs, bushes and mature trees, timber fencing.



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:

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FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

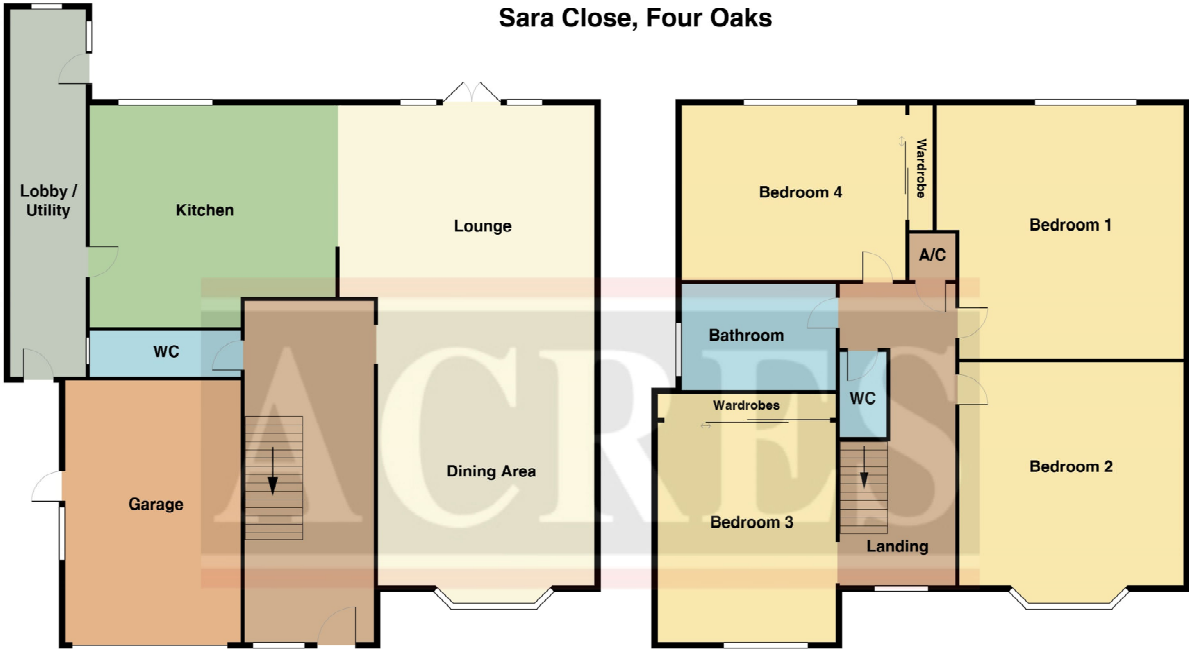
VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Butlers Lane, in turn off Lichfield Road/Clarence Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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.