

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms
- ◆ Well appointed family bathroom
- ◆ Separate shower room
- ◆ Lounge
- ◆ Open plan kitchen/diner
- ◆ Utility area & guests wc
- ◆ Garage
- ◆ Multi-car driveway
- ◆ Mature rear garden
- ◆ Popular, convenient location



25 RANDLE DRIVE, FOUR OAKS, B75 5LH - OFFERS AROUND £435,000

This delightful, extended, semi-detached family home, is set in a sought after, popular location of Four Oaks, close to well regarded schooling. Positioned within a short distance of Mere Green, which has an array of shopping facilities, restaurant and other amenities, together with access to the Cross City rail line and local bus services. Thoughtfully designed and well presented, this property offers pvc double glazing and gas central heating (both where specified) and briefly comprises enclosed porch, reception hall, family lounge, open plan fitted kitchen/diner with French doors to rear garden, utility space and garage. To the first floor there are four bedrooms, a well appointed family bathroom and separate shower room. Externally there is a mature, rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, access to the property is gained via:

ENCLOSED PORCH: Pvc double glazed door and windows to front, opening to:

RECEPTION HALL: 15' x 5'7" Obscure pvc double glazed anti-snap door and obscure pvc double glazed windows to front, wood effect flooring, radiator, access to:

GUESTS WC: Low level wc, wall hung sink unit, splash backs, wood effect flooring.

LOUNGE: 13'4" x 11' Pvc double glazed window to front, fitted blinds, wood effect flooring, radiator.

OPEN PLAN KITCHEN/DINER: 19'5" x 19'1" Pvc double glazed French door with integral blinds to rear, pvc double glazed window to rear, double stainless steel sink/drainage unit set into luxury laminate work surfaces, there is a range of high gloss, handleless, soft close fitted units to both base and wall level, offering a variety of pan drawers and pull out storage units, integrated fridge/freezer, integrated oven and grill, five ring gas hob with modern extractor canopy above, integrated dishwasher and recycling unit, breakfast bar having space for four stools, complementary splash backs, dining area having space for six seater dining table, additional living space, tiled floor, double radiator.

UTILITY: 16'9" x 4'9" Pvc double glazed door with window to rear, stainless steel sink set into rolled edge work surfaces, plumbing for washing machine, space for tumble dryer and fridge/freezer, tiled floor and splash backs, door to garage.

STAIRS TO SPLIT DIRECTIONAL LANDING: Velux skylight.

BEDROOM ONE: 11'4" x 11' Pvc double glazed window to rear, central bed recess with built-in wardrobes and overhead storage, built-in dressing table, chest of drawers and bedside units, radiator.

BEDROOM TWO: 11'3" x 10'6" Two pvc double glazed windows to rear, central bed recess with wardrobes and desk, radiator.

BEDROOM THREE: 10'2" x 6'9" Pvc double glazed window to front, radiator.

BEDROOM FOUR: 9' x 6'3" Pvc double glazed window to front, double wardrobe, radiator.

BATHROOM: 8'2" x 7'5" Obscure pvc double glazed window to rear, white suite comprising bath with shower over and glazed splash screen, wash hand basin, low level wc, tiled walls and floor, airing cupboard, radiator.

SHOWER ROOM: 8'9" x 4'3" Obscure pvc double glazed window to rear, tiled floor and walls, enclosed shower cubicle with marble effect tiles, wash hand basin with vanity unit below, low level wc, chrome ladder style radiator

GARAGE: 17'3" x 7'1" Double opening garage door. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved area leading to large lawn with borders having a variety of shrubs and bushes.



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)

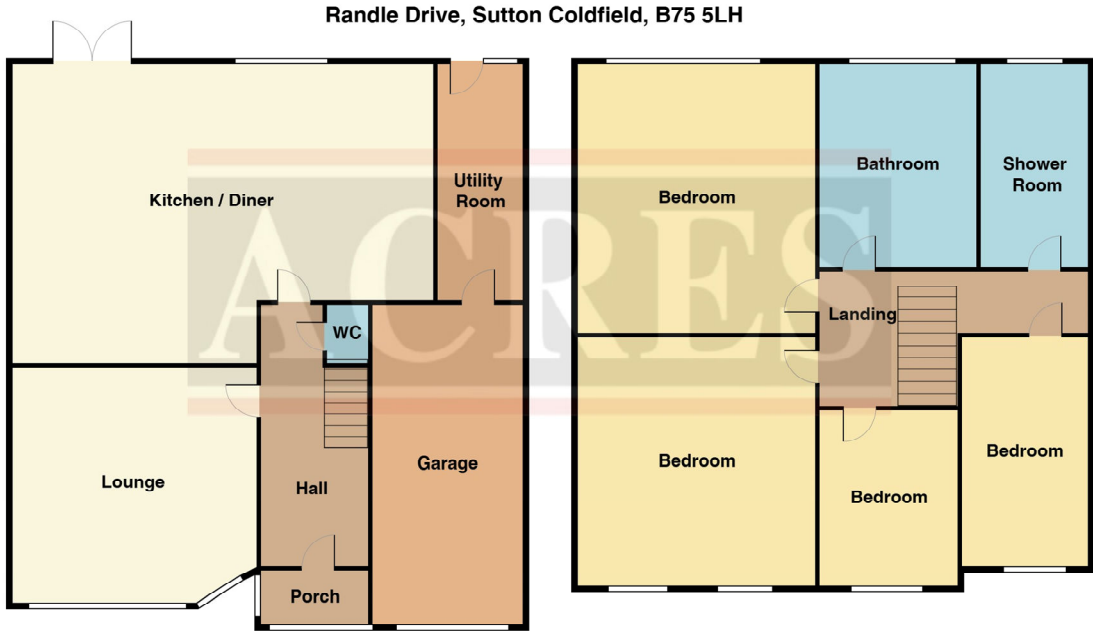
COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Grange Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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.