

ACRES

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- Extended semi-detached family home
- Four bedrooms set over three floors
- Enlarged family bathroom
- Attractive lounge
- Separate dining room
- Conservatory
- Fitted breakfast kitchen
- Utility & guests wc
- Separate gym & workshop
- Generous rear garden with block paved patio area



DOWER ROAD, FOUR OAKS, B75 6TX - OFFERS OVER £485,000

This deceptively spacious, enlarged, well presented, freehold, semi-detached family home, is set in a prime, central and sought after location, just a short stroll from excellent public transport links including local bus services and the Cross City rail line. Having well regarded schooling within the area, the property is additionally well placed for shopping facilities, restaurants, cafes and further amenities at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises fully enclosed porch, reception hall, attractive family lounge, dining room, rear conservatory and fitted breakfast kitchen with utility, guests wc and garage. To the first floor there are three bedrooms, two having built-in wardrobes, together with study and enlarged, well appointed family bathroom. Furthermore there is an additional bedroom to the second floor, with eaves storage. Externally there is a generous rear garden, with paved patio area and water feature, together with a separate gym/workshop.

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

FULLY ENCLOSED PORCH: Pvc double glazed window and door, tiled floor, opening to:

RECEPTION HALL: 12'7" x 5'10" Pvc obscure double glazed front door and window, wood effect flooring, under stairs storage, stairs off, radiator.

LOUNGE: 16' x 12'2" Pvc double glazed bay window to front, log burning stove fire, Karndean flooring, radiator.

DINING ROOM: 10'5" x 9'10" Pvc double glazed sliding doors to conservatory, space for six seater dining table and chairs, wood effect flooring, radiator.

FITTED BREAKFAST KITCHEN: 11'10" x 10'10" max / 7'10" min Pvc double glazed window to rear, two stainless steel sink units set into box edged work surfaces, there is a range of fitted units to both base and wall level including pan drawers, space for dishwasher, integrated eye level oven/grill, fitted shelving, four ring induction hob with extractor canopy above, space for fridge/freezer, wood effect flooring.

UTILITY: 16'5" x 3'1" Pvc double glazed door to rear, plumbing for washing machine, space for dryer and further fridge/freezer.

GUESTS WC: Low level wc, part tiled walls, wash hand basin, wood effect flooring.

CONSERVATORY: 14'5" x 9'11" Pvc double glazed windows to each elevation, French doors to rear, tiled flooring, radiator.

STAIRS TO LANDING: Large open plan landing, space for desk or seating, pvc double glazed window to front, stairs off to second floor, radiator.

BEDROOM ONE: 13' x 10'1" Pvc double glazed window to front, two double and three single built-in wardrobes, space for bedside tables and dressing table, wood effect flooring, radiator.

BEDROOM TWO: 10'10" x 10'1" Pvc double glazed window to rear, wood effect flooring, two double built-in wardrobes, radiator.

BEDROOM THREE: 12'9" x 6'10" Pvc double glazed window to front, wood effect flooring, radiator.

STUDY: 7'4" x 6'2" Obscure pvc double glazed window to rear, built-in desk and units, wood effect flooring.

BATHROOM: 12'5" max / 6'7" min x 10'10" Inner walkway into an enlarged family bathroom comprising obscure pvc double glazed window to rear, superb suite comprising bath, separate double shower cubicle with glazed splash screen and tiled splash backs, display/storage shelf, wash hand basin with vanity unit below, low level wc, fitted sensor light mirror, tiled walls, modern vertical radiator.

STAIRS TO SECOND FLOOR: Access to:

BEDROOM FOUR: 15'9" x 10'7" Two Velux skylights to front and rear, access to eaves, built-in storage cupboard, radiator, wood effect flooring.

OUTSIDE: To the rear of the property is a porcelain tiled patio with water feature, space for hot tub and greenhouse, leading to lawn with a variety of shrubs, bushes and further patio to gym/workshop.

GYM/WORKSHOP: 11'6" x 8'10" Two pvc double glazed French doors, wood effect flooring, having multiple uses including home office, gym or workshop/hobby room.

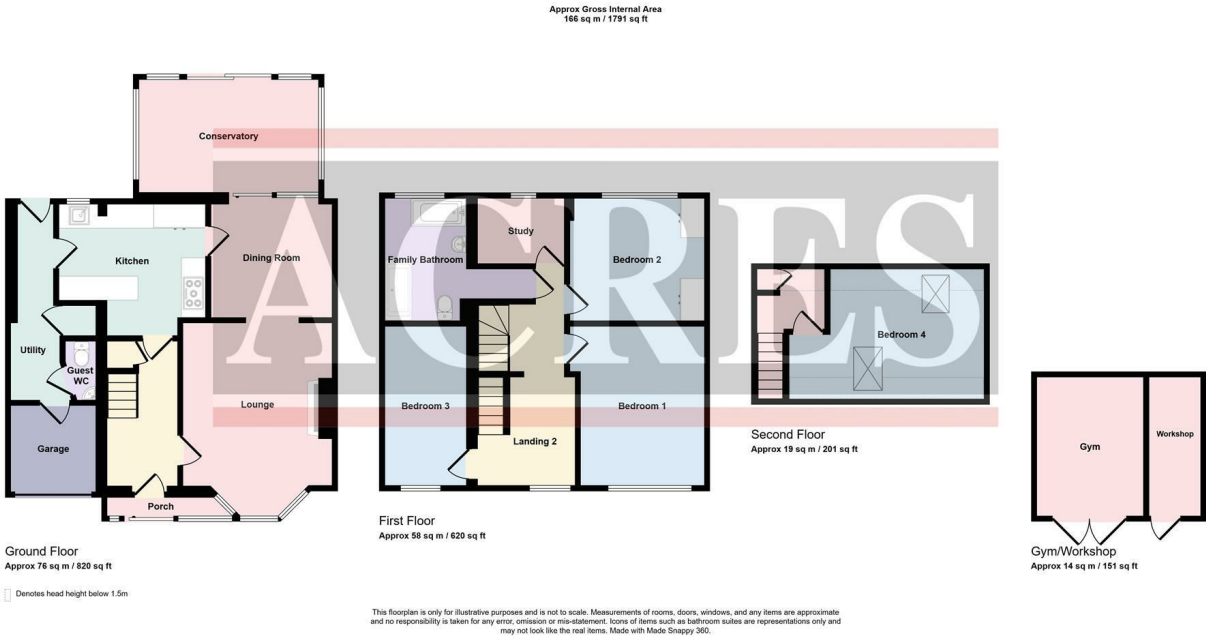


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.