

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Five good bedrooms
- White en-suite bathroom with whirlpool bath
- Family bathroom with white suite
- Attractive through lounge
- Family/garden room
- Study
- Snug/play room/potential sixth bedroom
- Comprehensively fitted breakfast kitchen
- Utility
- Set in a central, convenient location



CLARENCE ROAD, FOUR OAKS, B74 4LU - OFFERS AROUND £675,000

This deceptively spacious, imposing, freehold, much improved and enlarged, detached family home, is set in a prime, central and sought after location, just a short stroll from local shops, together with public transport facilities including access to the Cross City rail line. Set close to well regarded schooling, the property is enhanced further by it's thoughtfully designed and spacious family accommodation, which is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising fully enclosed porch, welcoming reception hallway having guests cloakroom/wc off, attractive, spacious through lounge, delightful, rear garden/family room, study, snug/play room, comprehensively fitted breakfast kitchen having integrated appliances, utility/store room, five bedrooms, the master having fitted wardrobes and en-suite bathroom, further family bathroom and rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a block paved twin car driveway having side lawn, access is gained to the property via a pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, part obscure glazed feature door to:

RECEPTION HALL: Oak flooring, radiator, cloaks cupboard.

GUESTS CLOAKROOM/WC: Obscure window to front, white low flushing wc, matching wash hand basin, tiled splash backs and floor.

SPACIOUS THROUGH LOUNGE: 22' x 10'10" Pvc double glazed bow window to fore, radiator, oak flooring.

FAMILY/GARDEN ROOM: 21'2" x 9'10" Three tall pvc double glazed windows to rear, vaulted ceiling having three large double glazed inset windows, pvc double glazed double French doors to patio, radiator, wood laminate flooring.

FITTED BREAKFAST KITCHEN: 25'9" x 8'10" Pvc double glazed window to rear, door to side, one and a half bowl sink unit set into sweeping solid wood work surfaces, having inset stainless steel gas hob with matching splash back and extractor over, there is a comprehensive range of fitted high gloss, handleless units to both base and wall level including drawers, integrated fridge, freezer, washing machine and dryer, elevated oven having microwave above, double radiator, space for breakfast table, part oak and tiled flooring.

UTILITY/STORE ROOM: 7'3" x 5'9" max / 4'7" min Fitted storage cupboard, built-in cupboard, space for fridge/freezer or storage.

STUDY: 8' x 6' Pvc double glazed window to front, radiator.

SNUG/PLAY ROOM: 15'6" x 9'1" Pvc double glazed window to front, radiator.

RETURN STAIRS TO FIRST FLOOR LANDING:

BEDROOM ONE: 15'3" max to wall / 10'2" min x 12'3" max / 9' min Pvc double glazed window to rear, radiator, three double fitted wardrobes.

EN-SUITE BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising whirlpool bath, wall hung wash hand basin, low flushing wc, enclosed separate shower cubicle, tiled splash backs and floor, chrome ladder style radiator.

BEDROOM TWO: 12'8" x 10'9" max / 8'10" min Pvc double glazed window to rear, radiator, two double fitted wardrobes.

BEDROOM THREE: 11' x 9' Pvc double glazed window to front, radiator.

BEDROOM FOUR: 15'3" x 7' plus wardrobes/door recess 6' x 5'4" Two pvc double glazed windows to front, radiator.

BEDROOM FIVE: 9'8" x 9'2" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to front, matching white suite comprising 'P'-shaped bath having shower over and glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, tiled splash backs and floor, chrome ladder style radiator.

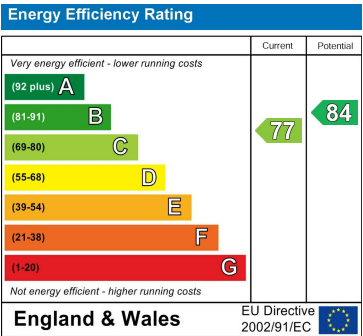
OUTSIDE: Patio area to a lawned rear garden having shrubs and bushes, timber fencing and shed.



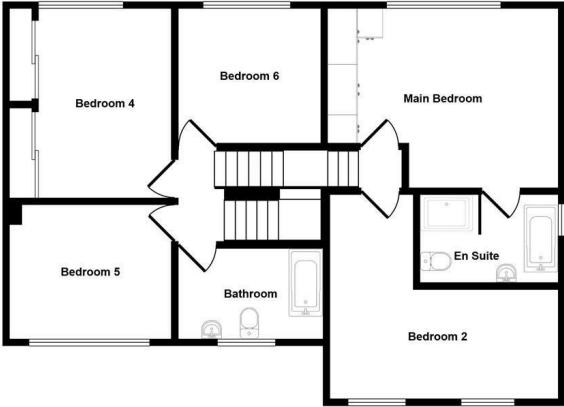
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 323 3088



Ground Floor



First Floor

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.

