

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Semi-detached home
- Two bedrooms
- Well appointed shower room
- Through lounge with dining area
- Fitted kitchen
- Conservatory
- Private rear garden
- Garage with outside stores
- Scope and potential for alteration (subject to planning)
- Popular, convenient location



GIBBONS ROAD, FOUR OAKS, B75 5HD - OFFERS OVER £285,000

Set in this central, convenient location, this freehold, semi-detached property is positioned to well regarded schooling and is ideally placed for access to the Cross City rail line. Having local shopping facilities and amenities close by at Mere Green, the property is also complemented by pvc double glazing and gas central heating (both where specified). This well presented home briefly comprises porch, reception hall, through lounge with dining area, conservatory and fitted breakfast kitchen. To the first floor there are two double bedrooms, both with built-in storage space and a well appointed shower room. The property also offers a garage with stores behind, together with a private, 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 with fore garden, access to the property is gained via:

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

RECEPTION HALL: Pvc double glazed obscure window to side, doors off to lounge and kitchen, under stairs storage, stairs off, radiator.

THROUGH LOUNGE/DINING AREA: 21'2" x 10'11" max / 7'10" min Pvc double glazed window to front, pvc double glazed doors to rear conservatory, feature fireplace with stone hearth and surround, two radiators, glazed door to:

FITTED KITCHEN: 9' x 8'9" Pvc double glazed window to rear, stainless steel sink unit inset into square edged work quartz surfaces, there is a range of fitted units to both base and wall level including drawers, integrated oven, four ring hob and extractor canopy over, tiled splash backs, integrated dishwasher, plumbing for washing machine, door to conservatory, tiled floor.

CONSERVATORY: Pvc double glazed windows to each elevation and French doors to rear garden, tiled floor.

STAIRS TO LANDING: Pvc double glazed window to side.

BEDROOM ONE: 17'7" max x 8'8" Pvc double glazed window to front, two built-in storage cupboards, radiator.

BEDROOM TWO: 10'11" x 9' Pvc double glazed window to rear, two built-in storage cupboards, radiator.

SHOWER ROOM: 6' x 5'7" Pvc double glazed obscure window to rear, matching suite comprising double shower cubicle with sliding screen, tiled splash backs and walls, wall hung sink with vanity unit beneath, low level wc, chrome ladder style radiator.

GARAGE: 16'2" x 9'8" Glazed window to rear, electric rolling garage door (Please check the suitability of this garage for your own vehicle)

OUTSIDE: To the rear of the garage is a walkway leading to two further storage areas, patio area, feature pond, paved pathway to lawn, having a variety of shrubs, bushes and trees.

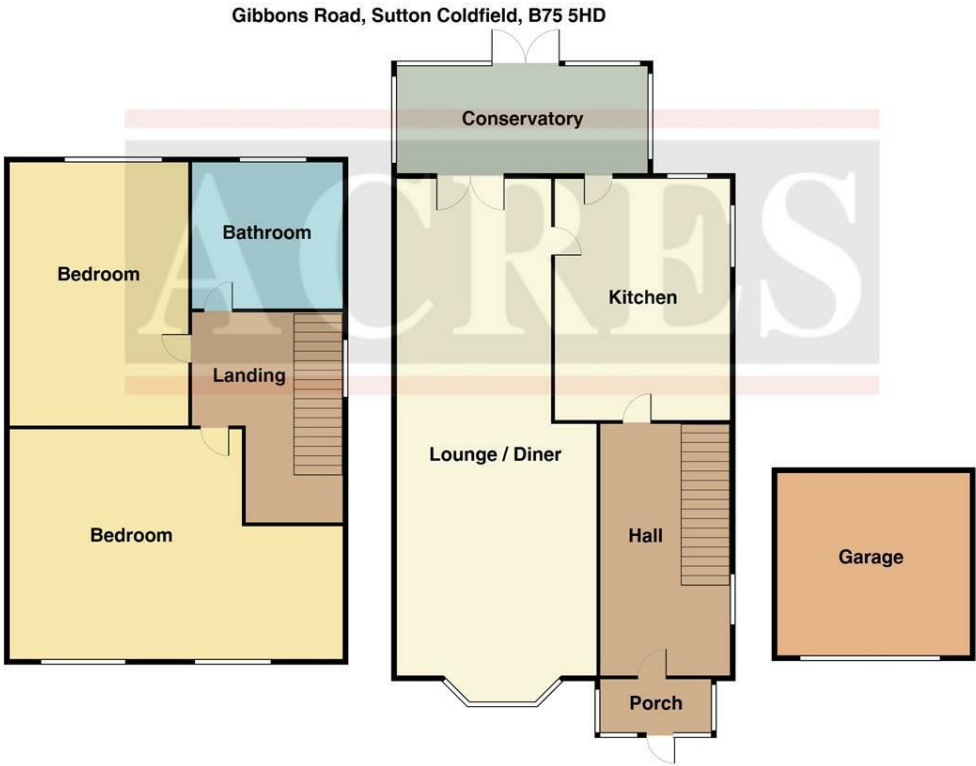


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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		



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.