

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four bedrooms
- Well appointed family bathroom
- Spacious lounge with fireplace
- Rear family/day room
- Separate breakfast room/snug
- Generous breakfast kitchen
- Guests cloakroom/wc
- Imposing reception hall
- Substantial rear garden
- Highly deceptively spacious & centrally located



**LICHFIELD ROAD, FOUR OAKS, B74 4BJ - OFFERS AROUND £635,000**

This imposing, deceptively spacious, freehold, semi-detached family home, is set in a central, convenient location, just a short stroll from Mere Green shopping centre, where you will find a host of amenities, restaurants, shops and cafes. Additionally, there is well regarded schooling for all ages within the area, together with excellent public transport links including access to the Cross City rail line at Butlers Lane station. Complemented by gas central heating and partial double glazing (both where specified), to fully appreciate the property on offer, its charm, style, character and traditional features, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, welcoming reception hall, attractive lounge with fireplace, additional family/day room, breakfast room/snug, breakfast kitchen, lobby and guests cloakroom/wc. To the first floor there are four bedrooms, together with a well appointed bathroom, the property benefits from a generous, mature rear garden.

Set back from the roadway behind a multi-vehicular tarmac driveway flanked by mature shrubs and bushes, access is gained to the property via glazed double doors opening to:

FULLY ENCLOSED PORCH: Windows to front and side, part obscure leaded light glazed door opens to:

WELCOMING RECEPTION HALL: 12'10" max / 9'6" min x 10' max / 6'9" min Leaded light obscure glazed windows to front with coloured glass insets, radiator, oak flooring.

LOUNGE: 17'3" max / 14' min x 11'10" max / 10'8" min Bay window to front, feature fireplace with arched fire recess, hearth and mantle, radiator, double doors to rear reception room.

FAMILY /DAY ROOM: 15'7" max / 12'7" min x 12' max / 10'8" min Window to rear with French door to garden, fireplace having hearth and mantle, rustic brick inset recess, double radiator, wood laminate flooring.

BREAKFAST ROOM/SNUG: 11' x 10 Window to side, radiator, oak flooring, under stairs cloaks/pantry cupboard with obscure window to side.

BREAKFAST KITCHEN: 20'9" x 10' Windows to side and rear, double drainer sink unit set into rolled edge work tops, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, stainless steel oven having separate grill, fitted gas hob, recesses for various appliances, double radiator, space for breakfast table.

SIDE LOBBY: Wood laminate flooring, door to front.

GUESTS WC: Obscure double glazed window to rear, low flushing white wc, radiator.

RETURN STAIRS TO LANDING: Obscure window to side.

BEDROOM ONE: 17' max / 14' min x 12' max / 10'9" min Pvc double glazed bay window to front, radiator.

BEDROOM TWO: 12'6" x 12' max / 10'10" min Window to rear, radiator, double built-in wardrobe.

BEDROOM THREE: 10' plus door recess x 10' max / 7'9" min Window to rear, radiator, double fitted wardrobe, wood laminate flooring.

BEDROOM FOUR: 9'2" x 7' Window to side, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to front, matching well appointed white suite comprising bath having shower over with full height tiled splash backs and glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, ladder style radiator, wood laminate flooring, radiator.

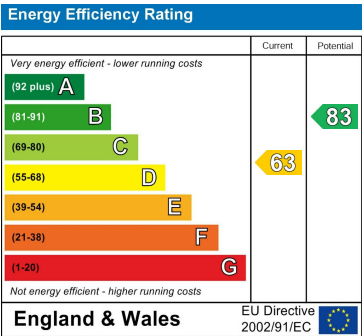
OUTSIDE: A generous, lawned rear garden having shaped borders with mature shrubs and bushes, summerhouse to rear.



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



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.

