

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four double bedrooms
- Two en-suite shower rooms
- Well appointed family bathroom
- Attractive rear lounge
- Comprehensively fitted breakfast kitchen
- Study/play room
- Picturesque views to front and rear
- South facing rear garden
- Central, convenient location



LICHFIELD ROAD, FOUR OAKS, B74 4EG - PRICE GUIDE £550,000

This deceptively spacious, well presented and much improved, three storey semi-detached family home, is set in a prime, central and convenient location, close to Mere Green shopping centre. Having excellent public transport links readily available by way of local bus services and the Cross City rail line, the property is also ideally placed for well regarded schooling. Complemented by gas central heating and pvc double glazing (both where specified) the property briefly comprises reception hall, study/play room, guests wc, lounge, breakfast kitchen, garage and utility. To the first floor there are three double bedrooms, en-suite and family bathroom, to the second floor there is a further fourth double bedroom with dressing room and en-suite shower room. Benefiting from having elevated, picturesque views to fore and rear, the property also has an approximate south facing rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the main Lichfield Road, on a small service road, behind a multi-vehicular driveway and electric vehicle charging point, access to the property is gained via canopy porch and a multi-locking front door with glazed inset into:

RECEPTION HALL : Oak flooring, stairs off, radiator.

GUESTS WC: Obscure pvc double glazed window to side, white low flushing wc, bowl wash hand basin with storage below, tiled flooring.

ATTRACTIVE LOUNGE: 14'6"" x 10'11" max / 10'2" min Pvc double glazed window to rear, two pvc double glazed windows to side, recessed glass pebble style wide electric fire with recess above, modern vertical radiator, oak flooring.

STUDY/PLAY ROOM 11'11" x 8'1" Pvc double glazed bow window to front and further double glazed window and door to side, double radiator.

FITTED BREAKFAST KITCHEN: 17'11" x 8'11" Pvc double glazed windows with central double glazed double French doors to rear garden, single drainer sink unit set onto contemporary timber styled work surfaces having upstands and concealed down lighters over, there is a range of high gloss fitted units to both base and wall level including drawers, integrated dishwasher and fridge, elevated stainless steel oven having separate grill, flush fitting induction hob, radiator, space for breakfast table, tiled floor.

UTILITY ROOM: 9' x 6'7" Recesses for washing machine and dryer, work surface, additionally there is a range of fitted wall units, space for fridge/freezer.

RETURN STAIRS TO LANDING: Pvc double glazed window to side.

BEDROOM TWO: 14'10" max / 12' min x 12'3" Pvc double glazed window to front, radiator.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiled splash backs and floor.

BEDROOM THREE: 17'11" x 8'11" Deep feature pvc double glazed picture window to rear, radiator.

BEDROOM FOUR: 13'10" x 10'11' Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising 'P'-shaped bath with side splash screen and tiled splash backs together with recess having inset LED lights, wall hung wash hand basin, low flushing wc, ladder style radiator, tiled floor.

RETURN STAIRS TO SECOND FLOOR LANDING: Pvc double glazed window to side.

BEDROOM ONE: 20' x 13'5" max / 12'5" min Pvc double glazed window to elevated rear aspect, two double glazed Velux windows to fore, radiator, storage into eaves. Walk-in wardrobe: 6'4" x 3'5" Natural light tube, hanging rails.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with double base unit beneath, low flushing wc, ladder style radiator, tiled splash backs and floor.

GARAGE STYLED STORE ROOM: 8'11" x 9' Electric garage door, fitted base units, shelving and door to utility room.

OUTSIDE: Full width composite decking area to a lawned rear garden having flush fitting inset trampoline, additional rear slate styled patio area, garden being of an approximate southerly aspect. Gate leads to further garden/storage area.



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		
(69-80) C	71	78
(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	



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

