

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Two bedrooms
- Shower room
- Lounge
- Breakfast kitchen
- Sun room
- Garage
- Delightful, mature rear garden
- Scope for renovation/alteration
- Sought after location
- No upward chain



EDGE HILL ROAD, FOUR OAKS, B74 4PD - OFFERS AROUND £550,000

Set in a well regarded, convenient and central location, being within a few hundred yards of shopping facilities at 'The Crown', together with being similarly placed for well regarded schooling and Sutton Park. Having excellent public transport links, including access to the Cross City rail line at Butlers Lane station and readily available bus services, the property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising porch, reception hall, enlarged lounge, breakfast kitchen, sun room, two separate wc's and shower room, two bedrooms, bedroom one with fitted wardrobes, the second being a potential dining room, recessed garage and a private, delightful rear garden. Offering scope for renovation/alteration (subject to any necessary planning permissions/consents), to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle, block paved driveway flanked by borders with mature shrubs and bushes, access to the property is gained via:

PORCH: Multi-locking glazed door, wood effect flooring, opening to:

RECEPTION HALL: Glazed door to front, useful storage cupboard, radiator, doors to:

LOUNGE: 17'5" x 10' Pvc double glazed sliding doors to rear, pvc double glazed window to side, coal effect feature fireplace with marble hearth and decorative mantle, radiator.

BREAKFAST KITCHEN: 13'5" x 11'7" Pvc double glazed windows to side and rear, glazed door to rear, one and half bowl sink/drainers unit set into square edged work surfaces, complementary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, larder unit, integrated Bosch microwave, Bosch appliances including oven, grill, four ring gas hob and extractor canopy over, wood effect flooring, space for breakfast table, pantry cupboard, radiator, glazed door to sun room.

GUESTS WC: Obscure glazed window to side, low level wc, tiled floors, radiator.

SUN ROOM: 12'6" max / 9'7" min x 8'7" max / 2'8" min Pvc double glazed windows to side and rear, pvc double glazed door to side, plumbing for washing machine, work surface over and fitted units above, space for dryer, wood effect flooring, radiator.

BEDROOM ONE: 12'11" x 9'10" Pvc double glazed bay window to front, two double and three single built-in wardrobes with over head storage, radiator.

BEDROOM TWO/DINING ROOM: 15'7" x 10' Two pvc double glazed windows to front and side, radiator.

SHOWER ROOM: 5'9" x 5'6" Obscure pvc double glazed window to side, white suite comprising shower with sliding glazed doors, tiled walls, wash hand basin with vanity unit beneath, useful storage cupboard, chrome ladder style radiator.

SEPARATE WC: Obscure glazed window to side, low level wc.

GARAGE: 14'3" x 10'9" Up and over garage door, double glazed window to rear (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Well maintained, delightful rear garden having patio area with steps down to large lawn, flanked by borders with a variety of shrubs, bushes and trees, feature additional patio area, facility for decorative water feature.

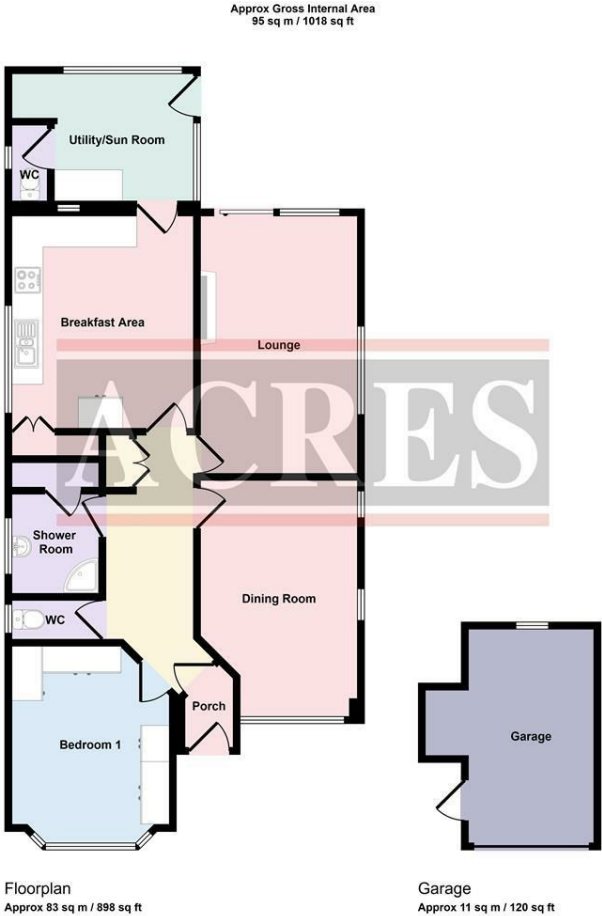


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales		
	EU Directive 2002/91/EC	



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.

