

ACRES

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- Extended family home
- Three double bedrooms
- Well appointed family bathroom
- Attractive family lounge with separate study/sitting room
- Open plan breakfast kitchen with dining area
- Ground floor shower room
- Private rear garden
- Sought after location
- Potential to extend, subject to planning permissions.



CLARENCE GARDENS, FOUR OAKS, B74 4AP - OFFERS AROUND £585,000

Set in a prime, well regarded and centrally located cul-de-sac, this much improved, enlarged, well presented, semi detached family home is set on a generous plot in the sought after popular location of Four Oaks. The property is served within the area by well regarded schooling for all ages and is ideally placed for excellent transport links, with readily available bus services and rail facilities. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises of enclosed porch, opening to reception hallway, with second sitting room/study, ground floor shower room, impressive family lounge with space for dining area, open plan breakfast kitchen with additional sitting/dining area opening to garage/storage and workshop. To the first floor there are three double bedrooms and a well-appointed family bathroom. To fully appreciate the accommodation on offer and potential for extension, subject to planning permission, we highly recommend an internal inspection of this freehold property, set in Council Tax Band E.

Set back from the roadway behind a multi vehicle driveway, access to the property is gained via a pvc double glazed door into:

PORCH with tiled floor and pvc double glazed door entering into:

ENTRANCE HALL: Glazed multi-locking front door with wood effect flooring, exposed rustic brick effect staircase, with stairs off and radiator.

STUDY/DINING ROOM: 11'10" x 10'10" Pvc double glazed bay window to front, with useful storage cupboard and radiator.

SHOWER ROOM: 8'9" x 7'9" Obscure pvc double glazed window to front with white suite comprising of walk-in shower with tiled splash backs, wash hand basin with vanity unit below, low level wc, with wood effect flooring and chrome ladder style radiator.

LOUNGE: 21'10" max / 14'6" min x 14'3" max / 9'3" min. Pvc double glazed French doors to rear with traditional fireplace with slate style hearth, oak beam and mantle, space for log burner effect fire, L-Shaped room offering two traditional cast iron style radiators.

BREAKFAST KITCHEN: 16'11" x 13' max / 7'8" min. Pvc double glazed window to rear with Belfast sink inset into box edged work surfaces, offering a range of matching cupboards, fitted to both base and wall level including drawers, with breakfast bar and space for two stools, additional dining area, space for range style cooker, space for American fridge freezer, space for dishwasher, with tiled flooring throughout, archway into:

DINING/FAMILY ROOM: 12'8" x 12' Pvc double glazed window to rear with French doors, wood effect flooring, radiator and door to garage/stores.

GARAGE/STORES: 13'5" x 10'9" Space for tumble dryer, cupboard space and shelving to wall.

WORKSHOP: 13'9" x 7'4" Obscure multi locking door to front, space for home office/workshop.

STAIRS TO LANDING:

BEDROOM ONE: 16'7 x 10'8" Pvc double glazed windows to front and rear, large double room with space for two double wardrobes, matching cupboards and radiator.

BEDROOM TWO: 15'3" x 9'2" Two pvc double glazed windows to rear, space for two double and two single wardrobes, units and radiator.

BEDROOM THREE: 11'11" max / 11'8" min x 9'6" Pvc double glazed window to front, space for double wardrobes and matching units with radiator.

BATHROOM: 8'1" x 5'5" Obscured pvc double glazed windows to side and rear, wash hand basin with lower level wc, tiled floors, ladder effect radiator, fitted storage/display cupboard.

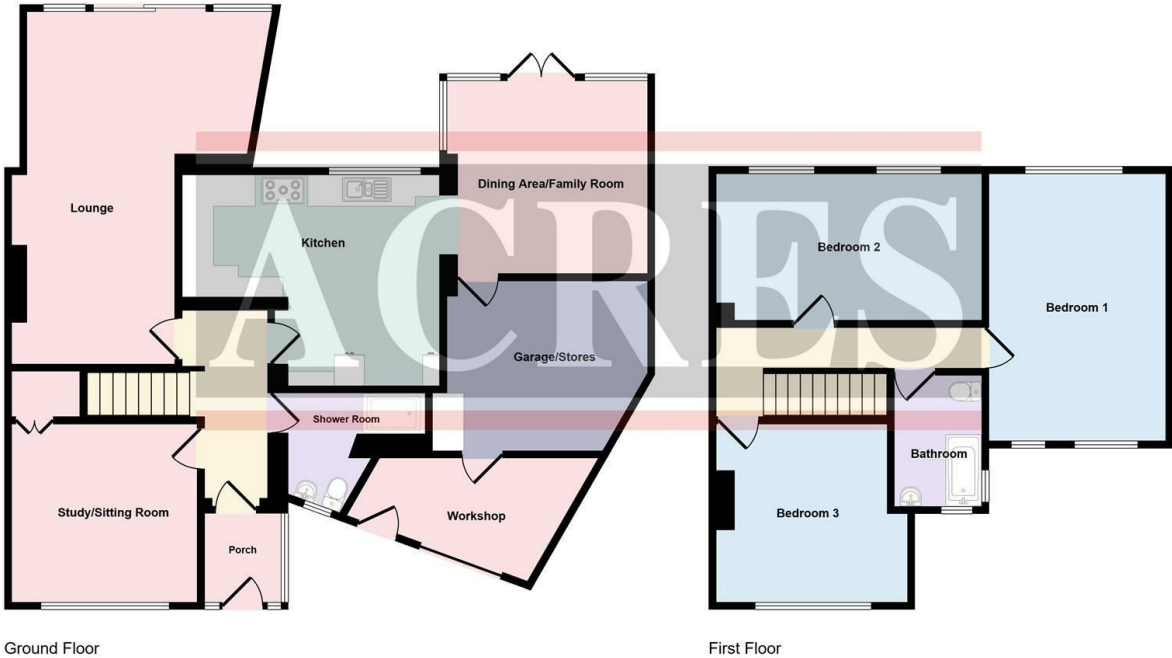
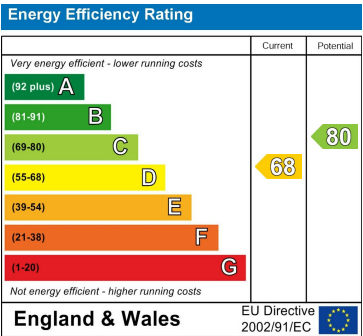
GARDEN: Offering a large corner position with patio heating to large lawned area with two timber sheds and greenhouse creating an element of privacy shielded by a variety of bushes shrubs and trees along with feature pond.



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 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.

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