

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- Three bedrooms
- Well appointed white bathroom
- Spacious through lounge/dining room
- Extended fitted kitchen
- Substantial, southerly rear garden
- Much improved & well presented
- Sought after location
- Close to well regarded schooling



**CLARENCE ROAD, FOUR OAKS, B74 4LE - OFFERS AROUND £385,000**

This delightful, attractive, freehold, traditional, semi-detached family home, is set in a prime, central and sought after location, just a short stroll from well regarded schooling for all ages, together with excellent public transport links including access to the Cross City rail line. Sutton Park with all it's natural beauty, is positioned within an approximate one mile radius, as is Mere Green shopping centre, where you will find a host of further restaurants, shops, cafes and amenities. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate this extended family home, we highly recommend an internal inspection. Briefly comprising deep fore garden and driveway, enclosed porch, reception hall, attractive through lounge/dining room, extended fitted kitchen with appliances, three bedrooms, family bathroom and generous rear garden having rear right of way.

Set back from the roadway behind a deep, multi-vehicular block paved driveway having side shrubs and bushes, access is gained to the property via a pvc double glazed door opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to front and side, door to:

**WELCOMING RECEPTION HALL:** Obscure leaded light window to front, contemporary radiator, wood laminate flooring, cloaks cupboard.

**THROUGH LOUNGE/DINING ROOM:** 25'9" max / 20'6" min x 10' max / 8'9" min Pvc double glazed bay window to front having contemporary radiator, double glazed patio doors to rear, wood laminate flooring.

**EXTENDED FITTED KITCHEN:** 15' max / 7'2" min x 8' max / 5'9" min Pvc double glazed windows to side and rear with half double glazed door to patio, one and a half bowl sink unit set into rolled edge work surfaces with tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated dishwasher, oven with separate grill, flush fitted hob with extractor canopy above, tall contemporary radiator.

**STAIRS TO LANDING:** Pvc double glazed obscure window to side.

**BEDROOM ONE:** 12'6" max / 10'2" min x 9'10" Pvc double glazed bay window to front, contemporary radiator.

**BEDROOM TWO:** 12'10" max / 10'1" min x 10' Pvc double glazed window to rear, contemporary radiator, two double wardrobes.

**BEDROOM THREE:** 6'9" x 5'9" Pvc double glazed window to front, contemporary radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising bath with shower over with side splash screen and tiled splash backs, vanity wash hand basin with double base unit beneath, low flushing wc, chrome ladder style radiator.

**OUTSIDE:** Paved patio area to a generous lawned rear garden having shrubs and bushes, being of an approximate southerly aspect and having hard standing area to rear, together with access being provided via a rear vehicular right of way.



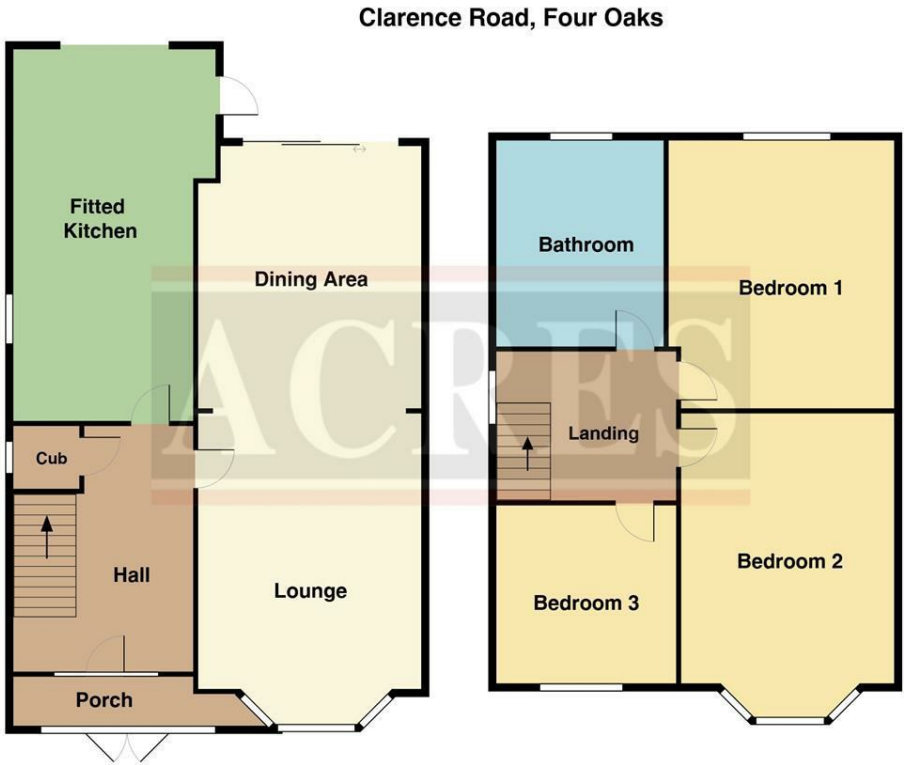
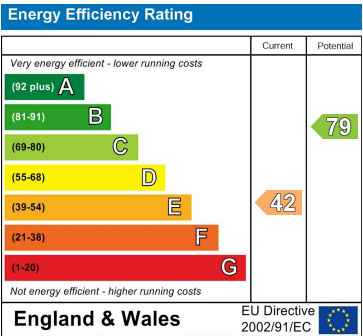




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

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.