

ACRES

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DRAFT

- Four bedroom detached family home
- Family bathroom
- Through lounge with separate dining room
- Breakfast kitchen
- Garage with loft workshop
- Substantial rear garden
- Potential for extension/development subject to planning permission
- No upward chain
- Sought after location



LEY HILL ROAD, FOUR OAKS, B75 6TF - OFFERS AROUND £600,000

This deceptive spacious freehold detached family home is set on a substantial mature plot within a prime central and convenient location, positioned close to Mere Green shopping centre which offers an array of amenities such as cafes, restaurants and bars. The property is also similarly placed for the cross city railway line as well as local bus services with well regarded schooling close by, the property is complemented by gas central heating and pvc double glazing and offers the potential for further development and extension subject to planning permission and consents. Briefly comprising of: Entrance porch with storage, reception hall with useful storage cupboard, family lounge leading to separate dining room and breakfast kitchen, with guest WC and garage with work shop in loft space. To the first floor there are four good size bedrooms with the master having fitted wardrobes, together with a well appointed family bathroom, the property offers a large private well manicured mature garden. To fully appreciate the accommodation and potential on offer we highly recommend internal inspection of this freehold property.

Set back from the roadway behind a multi vehicle driveway with foregarden and borders, access to the property is gained via:

PORCH: With solid wooden door and useful storage cupboard leading to obscure glazed door to:

ENTRANCE HALL: Open hallway with useful storage cupboard and stairs off with radiator and doors leading to lounge.

LOUNGE: 21'10" x 11'11" Pvc double glazed windows to front and rear with feature fireplace with tiled hearth and surround and two radiators.

DINING ROOM: 12' x 10'11" Two pvc double glazed windows to rear with French doors to rear and double doors from lounge and door to kitchen with radiator.

KITCHEN: 10'11" x 10' Pvc double glazed window to rear, obscured glazed door to side with stainless steel sink inset into box edge work surfaces offering a range of matching cupboards fitted to both base and wall and a variety of drawers with integrated eye level Neff grill and oven and four ring gas hob with extractor canopy above, offering complementary tiled splashbacks, plumbing for dishwasher, space for fridge freezer and breakfast bar with space for two stools, wood effect flooring.

WC: Obscured pvc double glazed window to side, low level w.c., wash hand basin.

GARAGE: 19'06" x 8'11" (please check the suitability for your own car) Up and over garage door with pvc double glazed window to side, shelving to wall and steps to:

WORKSHOP/STORE: Built-in eaves, useful storage area.

STAIRS TO LANDING: Pvc double glazed window to front with two useful storage cupboards.

BEDROOM FOUR: 12' max, 8'02" min x 9'01" max, 6'02" min Pvc double glazed window to front with useful storage cupboard and radiator.

BEDROOM ONE: 13'01" x 12' Pvc double glazed window to rear, two double built-in wardrobes with matching dressing table and drawers, radiator.

BEDROOM TWO: 13'01" x 11' Pvc double glazed window to rear and radiator.

BEDROOM THREE: 12'10" x 10'02" Pvc double glazed window to rear and radiator.

SHOWER ROOM: 8'09" x 6' Obscured pvc double glazed window to side, close coupled shower with sliding glazed doors and tiled splashbacks with low flushing w.c., wash hand basin and bidet, wood effect flooring, wall mounted storage cupboard and radiator.

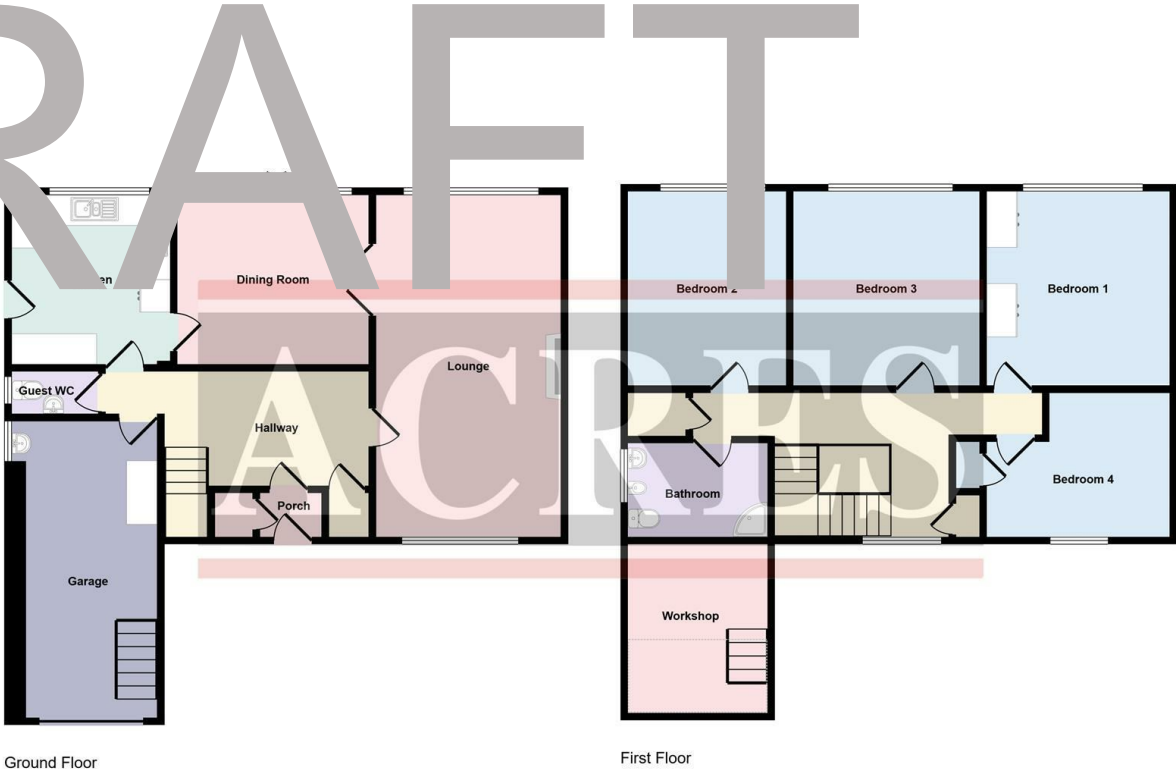
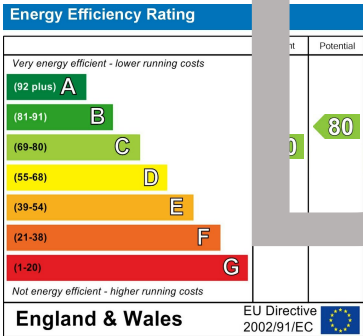
GARDEN: Block paved patio leading to large lawned area shielded by shrubs, bushes and trees with steps to a further lawned area again having a further selection of plants, trees, bushes and shrubs.



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 : F

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.

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.