

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Four bedrooms
- Well appointed family bathroom & separate wc
- Through lounge/dining room
- Play/day room
- Ground floor shower room
- Breakfast kitchen & side veranda
- Guests wc & conservatory
- Private rear garden
- Sought after location
- No upward chain



SARA CLOSE, FOUR OAKS, B74 4BN - OFFERS AROUND £425,000

This spacious, imposing, freehold, semi-detached family home offers spacious accommodation and is set in a well regarded, central and sought after location. Being within a short walk of readily available bus services and the Cross City rail line, the property is also close to Mere Green shopping centre and well regarded schooling. Complemented by gas central heating and pvc double glazing (both where specified), this much improved, semi-detached family home has been thoughtfully designed and briefly comprises welcoming reception hall with guests wc, through lounge/dining room, conservatory, breakfast kitchen, play/day room, and a ground floor shower room. To the first floor there are four bedrooms, together with a well appointed family bathroom and wc. To the rear is a well maintained, mature garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden having a variety of shrubs and bushes, access to the property is gained via a double glazed front door into:

WELCOMING RECEPTION HALL: Two double glazed windows to front, radiator, stairs off, doors to:

GUESTS WC: Low level wc, wash hand basin, tile effect flooring.

PLAY/DAY ROOM: 13'3" x 7'7" Pvc double glazed window to front, obscure pvc double glazed door to side, wash hand basin with vanity unit, tiled splash backs, wood effect flooring, radiator, door to:

GROUND FLOOR SHOWER ROOM: White suite comprising shower with feature tiled wall and sliding glazed shower screen, low level wc, wall mounted storage, tiled walls and floor, radiator.

THROUGH LOUNGE/DINING ROOM: 23'5" x 13'5" max / 10'1" min Pvc double glazed window to front, pvc double glazed sliding doors to conservatory, log burner style stove with tiled hearth and feature surround having timber mantle, two radiators.

CONSERVATORY: 12'4" x 10'7" French doors to side, wood effect flooring.

BREAKFAST KITCHEN: 9'7" x 9'4" Pvc double glazed window to rear, one and a half bowl stainless steel sink/drainage unit set into box edged work surfaces, there is a range of fitted units to both base and wall level including drawers, space for fridge/freezer, plumbing for washing machine, integrated oven/grill, induction hob having extractor canopy over, complementary splash back, wood effect flooring, radiator, obscure glazed door to:

SIDE VERANDA: Obscure glazed door to front and rear, tile effect flooring.

STAIRS TO SPLIT DIRECTIONAL LANDING: Pvc double glazed window to front, useful storage cupboard.

BEDROOM ONE: 13'4" x 11'7" max / 10'5" min Pvc double glazed window to rear, alcove for potential wardrobe, radiator.

BEDROOM TWO: 10'2" x 9'8" Pvc double glazed windows to front, radiator.

BEDROOM THREE: 14'3" x 7'5" Pvc double glazed window to front, radiator.

BEDROOM FOUR: 11'4" x 9'3" max / 8'1" min Pvc double glazed window to rear, radiator.

BATHROOM: 6'1" x 5'3" Obscure pvc double glazed window to side, white suite comprising bath with shower over and glazed splash screen, wash hand basin with vanity unit, tiled walls and floor, chrome ladder style radiator.

SEPARATE WC: Low level wc, tiled walls and floor, storage/display shelf, radiator.

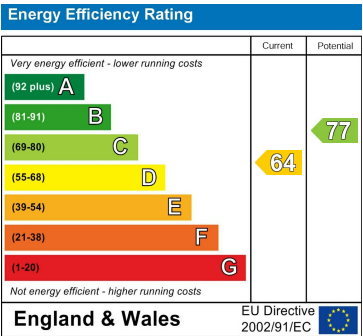
OUTSIDE: Paved patio area with steps leading to lawn having an additional, bespoke seating area, flanked by borders with a variety of shrubs and bushes, two sheds for storage.



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



Sara Close, Four Oaks



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.

