

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Semi-detached family home
- Three bedrooms
- Well appointed shower room
- Extended lounge/dining area
- Breakfast kitchen
- Generous rear garden
- Sought after location
- Close to well regarded schooling
- Access to the Cross City rail line



**CLARENCE ROAD, FOUR OAKS, B74 4LD - OFFERS AROUND £375,000**

This truly deceptively spacious, extended, freehold semi-detached family home, is set in a prime, well regarded, central and sought after location, within close proximity of well regarded schooling. Having access to excellent public transport links including the Cross City rail line at Butlers Lane and readily available bus services, together with a host of amenities and shopping facilities on Clarence Road and at 'The Crown'. Being a short drive from Mere Green which has a further variety of shops, cafes and restaurants. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises porch, reception hall, lounge and rear, extended dining area, breakfast kitchen, three bedrooms and a well appointed shower room. Externally there is a generous rear garden and to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the property is gained via:

**ENCLOSED PORCH:** Pvc double glazed windows and multi-locking door, tiled flooring, useful storage cupboard, opening to:

**RECEPTION HALL:** Solid oak front door with tiled flooring, stairs off, radiator, door to:

**LOUNGE:** 12'11" x 12'4" max / 11'2" min Pvc double glazed bay window to front, stone effect feature fireplace, radiator.

**REAR DINING AREA:** 20'7" x 10'2" max / 8'11" min Offering pvc double glazed French doors to rear, useful storage cupboard, wood effect flooring.

**BREAKFAST KITCHEN:** 17'9" max / 14'5" min x 9'4" max / 8'8" min Pvc double glazed window to rear, obscure double glazed door to side, one and a half bowl sink/drain unit, set into box edged work surfaces, complementary tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, space for American style fridge/freezer, integrated eye level oven/grill, five ring gas hob with extractor canopy over, integrated dishwasher, plumbing and space for washing machine, tiled flooring, radiator.

**GUESTS WC:** Obscure pvc double glazed window to side, low level wc, wall hung sink tiled splash backs and floor.

**STAIRS TO LANDING:**

**BEDROOM ONE:** 13'1" max / 10'5" min x 12'2" Pvc double glazed bay window to front, radiator, alcove for full length wardrobe.

**BEDROOM TWO:** 8'3" x 7'9" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 8'6" x 8' Pvc double glazed window to rear, two alcoves with built-in shelving unit, radiator.

**SHOWER ROOM:** 8'3" x 5'11" Pvc double glazed obscure windows to rear and side, white suite comprising corner shower cubicle with glazed sliding doors, wall hung wash hand basin with mirror fronted cabinet over, low level wc, chrome ladder style radiator, tiled flooring, part tiled walls.

**OUTSIDE:** Multi-level garden with paved patio area for seating, steps lead to further patio and generous lawn, flanked by borders with a variety of bushes, shrubs and trees, there are mature trees to the rear offering screening and a good degree of privacy.







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

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		
	69	80
England & Wales		
EU Directive 2002/91/EC		



Clarence Road, Sutton Four Oaks, Sutton Coldfield, B74 4LD



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.