

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three storey, traditional semi-detached family home
- Three/four bedrooms
- Well appointed shower room
- Through lounge/dining room
- Open plan breakfast kitchen/dining area
- Snug/day room
- Guests wc
- Landscaped rear garden
- Prime, central & sought after location
- Much improved & well presented



**LICHFIELD ROAD, FOUR OAKS, B74 2UB - OFFERS AROUND £625,000**

This much improved, spacious, semi-detached family home, is set in a sought after, central location, close to well regarded schooling for all ages. Having excellent public transport links readily available including the Cross City rail line at Four Oaks station and local bus services, the property is also within walking distance of Mere Green shopping centre offering a variety, of restaurants, cafes and shopping facilities. Complemented by gas central heating and double glazing (both where specified), the property briefly comprises entrance porch, welcoming reception hall, guests wc, through lounge/dining room, breakfast kitchen and snug/day room. To the first floor there are three double bedrooms and a well appointed shower room, accessing loft room/potential bedroom four. The property benefits from a mature, landscaped rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the main roadway behind a multi-vehicle gravelled driveway, there is an oak effect multi-locking front door with tiled entrance with stained glass insets, doors to:

**THROUGH LOUNGE/DINING AREA:** 27'10" x 12'10" max / 11'7" min Pvc double glazed box window to front, two radiators to side and one to rear, feature cast iron open fireplace, wooden flooring, oak doors to:

**DAY ROOM/SNUG:** 23'7" x 7'3" Set off the kitchen, pvc double glazed French doors to garden, Velux skylight, flame effect fire set into fitted base unit, tiled flooring.

**FITTED KITCHEN/DINING AREA:** 20' x 10'3" A range of contrasting, re-fitted, modern and stylish kitchen units to both wall and base units, sunken double ceramic Belfast sink/drainers unit, quartz work surfaces, under unit lighting, space and recess for large Range style cooker with exposed brick recess, integrated fridge/freezer and double oven, plumbing for washing machine and dishwasher, tiled flooring throughout kitchen and dining area, having pvc double glazed French doors to rear garden, door to:

**GUESTS WC:** Matching low level wc and wall hung wash hand basin, tiled flooring and wall.

**STAIRS TO LANDING:** Doors to:

**BEDROOM ONE:** 16'10" max / 15'7" min x 12'3" Pvc double glazed window to front, radiator, space for fitted shutters.

**BEDROOM TWO:** 12'9" x 10'7" max / 9'4" min Pvc double glazed window to rear, spacious alcove for wardrobes, radiator, feature cast iron fireplace.

**BEDROOM THREE:** 10'1" max / 8'10" min x 10'1" max / 9'1" min Pvc double glazed window to rear, vintage style radiator, feature cast iron fireplace.

**SHOWER ROOM:** 6'7" x 6'6" Corner double shower cubicle with sliding glazed doors, matching sink unit and low level wc, obscure double glazed window to side, stainless steel ladder style towel rail, tiled flooring and walls.

**STAIRS TO SECOND FLOOR LANDING:** Accessing:

**LOFT ROOM/POTENTIAL BEDROOM FOUR:** 16'8" max / 12'3" min x 12'9" max / 8'2" min Pvc double glazed window to rear, flame effect wall hung fire, radiator, access to eaves storage.

**OUTSIDE:** Multi-level garden having paved patio area via French doors off kitchen, gravelled area and rear decking, having a variety of mature shrubs, bushes and trees, offering a good degree of privacy.



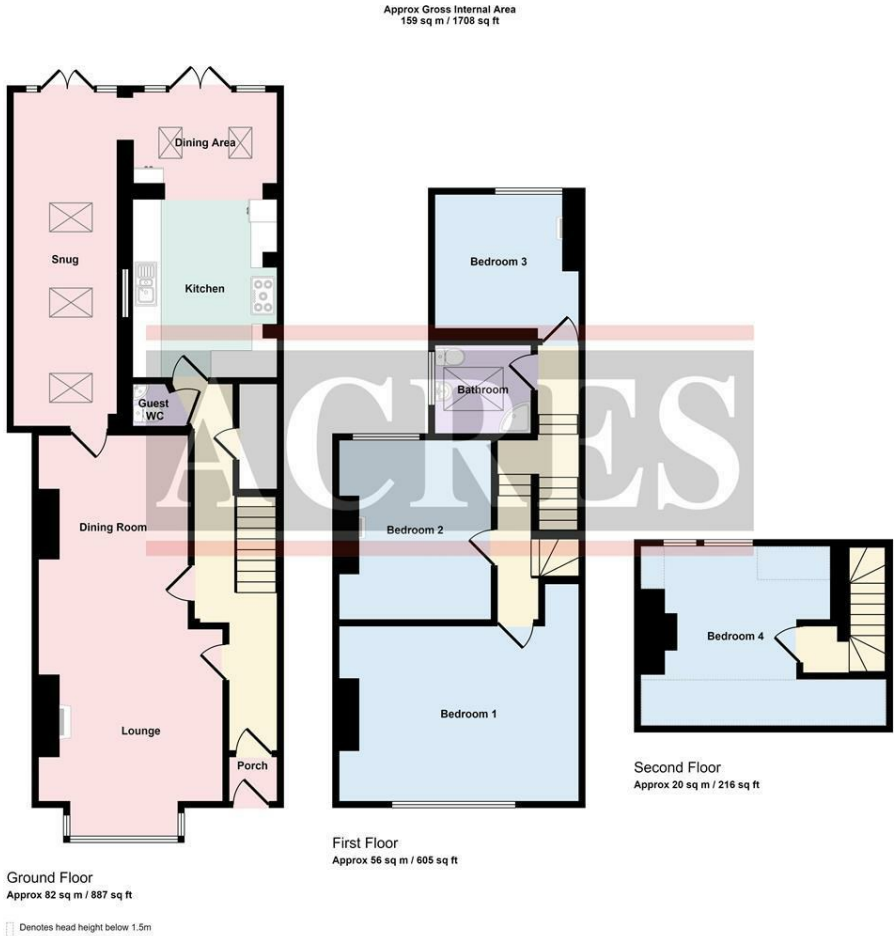
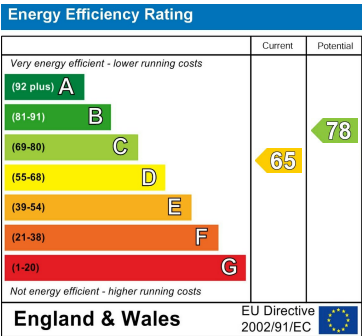




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088



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.