

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached family home
- Three bedrooms
- Shower room
- Open plan lounge
- Breakfast kitchen
- Guests wc
- Sought after location
- Generous, private rear garden
- No upward chain



LICHFIELD ROAD, FOUR OAKS, B74 4BH - OFFERS AROUND £650,000

This much improved, detached family home, is set in a prime, central and sought after location, within a short distance of the heart of Mere Green shopping centre, where you will find an abundance of cafes, restaurants and supermarkets. The property has access to excellent public transport facilities by way of local bus services and the Cross City rail line at Four Oaks station. The property also has the benefit well regarded schooling for all ages close by. Complemented by gas central heating and pvc double glazing (both where specified), this property has been previously utilised as a work space/office but the accommodation has the potential to be re-configured into a large family home. Briefly comprising reception hall, snug/office, breakfast kitchen and open plan lounge. To the first floor there are three bedrooms and a shower room, outside there is a generous rear garden. All of which to fully appreciate, we highly recommend an internal inspection

Set back from the roadway behind a multi-vehicle pebbled driveway, access to the property via:

RECEPTION HALL: Solid front door, modern vertical radiator, stairs off, doors to:

SNUG/OFFICE: 9'1" x 8'8" Double glazed window to front, wood effect flooring, modern radiator.

GUESTS WC: Wash hand basin, low level wc, chrome ladder style radiator, shelving, wood effect flooring.

LOUNGE: 23'7" x 18'7" max / 11'2" min Two double glazed double French doors to rear, double glazed window to front, wood effect flooring, modern vertical radiator.

BREAKFAST KITCHEN: 23'6" x 7'2" Double glazed window to front, double glazed French doors to rear, stainless steel sink/drainage unit set into square edged work surfaces, there is a range of high gloss fitted units to wall and base level including drawers, four ring hob with extractor canopy over, oven/grill and microwave, integrated dishwasher, shelving to walls, space for breakfast bar, tiled flooring, two vertical radiators.

STAIRS TO LANDING: Stained glass window to front, modern vertical radiator, doors to:

BEDROOM ONE: 12'7" x 11'3" Double glazed window to rear, modern vertical radiator.

BEDROOM TWO: 11'9" x 11'3" Double glazed window to rear, modern, vertical radiator.

BEDROOM THREE: 12'8" max / 9'1" min x 6'9" Double glazed window to front, modern vertical radiator.

SHOWER ROOM: Double glazed window to side, modern suite comprising enclosed walk-in shower cubicle, glazed screen, feature tiled splash backs, wash hand basin, shelving unit, low level wc, wood effect flooring, modern vertical radiator.

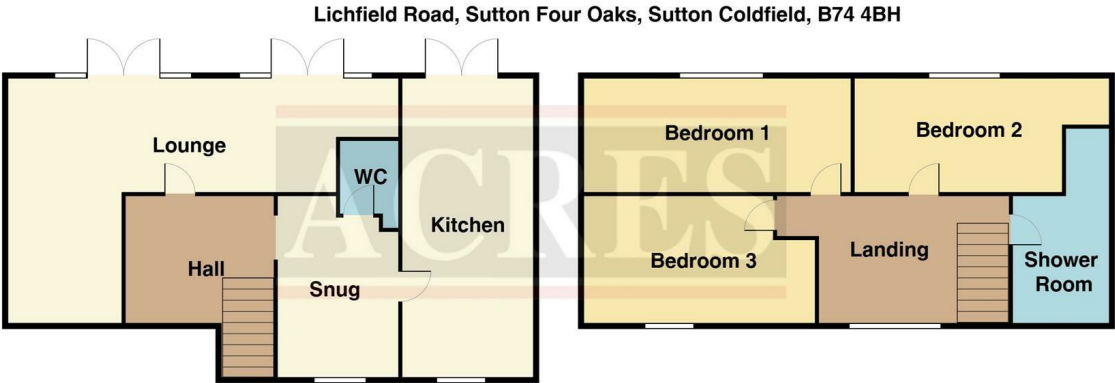
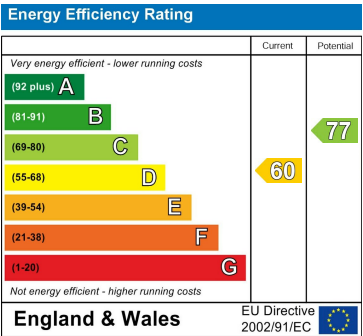
OUTSIDE: Paved patio area leading to tiered lawn with gates to side, potential for development (subject to planning/consent)



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 : E

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.