

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 bathroom
- Rear lounge
- Dining room
- Breakfast kitchen
- Rear garden
- Garage
- Sought after location
- No upward chain



GRANGE LANE, FOUR OAKS, B75 5JX - OFFERS OVER £345,000

This spacious, much improved, semi-detached family home, is set within close proximity of well regarded schooling and is approximately within a one mile radius of Mere Green shopping centre, which offers an array of amenities and facilities including cafes, restaurants and supermarkets. Having readily available bus services close by and access to the Cross City rail line at Four Oaks, the property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising porch, reception hall, rear lounge, dining room, breakfast kitchen with utility space, to the first floor there are three bedrooms and a well appointed family bathroom. Outside there is a garage and a private rear 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, access is gained via:

PORCH: Pvc double glazed windows and door to front, tiled flooring, opening to:

RECEPTION HALL: Obscure glazed door to front, radiator, stairs off, doors to:

DINING ROOM: 14'4" max / 12' min x 13'9" Pvc double glazed bay window to front, wood effect flooring, radiator.

REAR LOUNGE: 13'11" max / 12'9" min x 13'11" Pvc double glazed French doors and window to rear, wood effect flooring, radiator.

BREAKFAST KITCHEN: 13'10" x 10'9" Pvc double glazed windows to rear and side, obscure double glazed door to rear and utility space with obscure glazed windows, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, integrated oven/grill with induction hob and extractor canopy over, space for fridge/freezer, plumbing and space for washing machine, wood effect flooring, double vertical radiator.

STAIRS TO LANDING: Glazed window to side, double storage cupboard, doors to:

BEDROOM ONE: 12'4" x 9'5" Pvc double glazed window to front, traditional fireplace, wood effect flooring, radiator.

BEDROOM TWO: 13'11" x 9'5" Pvc double glazed window to rear, traditional style fireplace, wood effect flooring, radiator.

BEDROOM THREE: 12' x 7'5" Pvc double glazed window to front, wood effect flooring, radiator.

BATHROOM: 7'3" x 6'7" Obscure pvc double glazed window to rear, white suite comprising bath, wash hand basin, low level wc, radiator, storage cupboard housing boiler.

GARAGE: 15'4" x 9'8" Glazed window to rear, up and over garage door to front, (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Block paved patio area leading to a large lawn with further private garden to rear, shielded by a variety of shrubs, bushes and trees, outside wc.

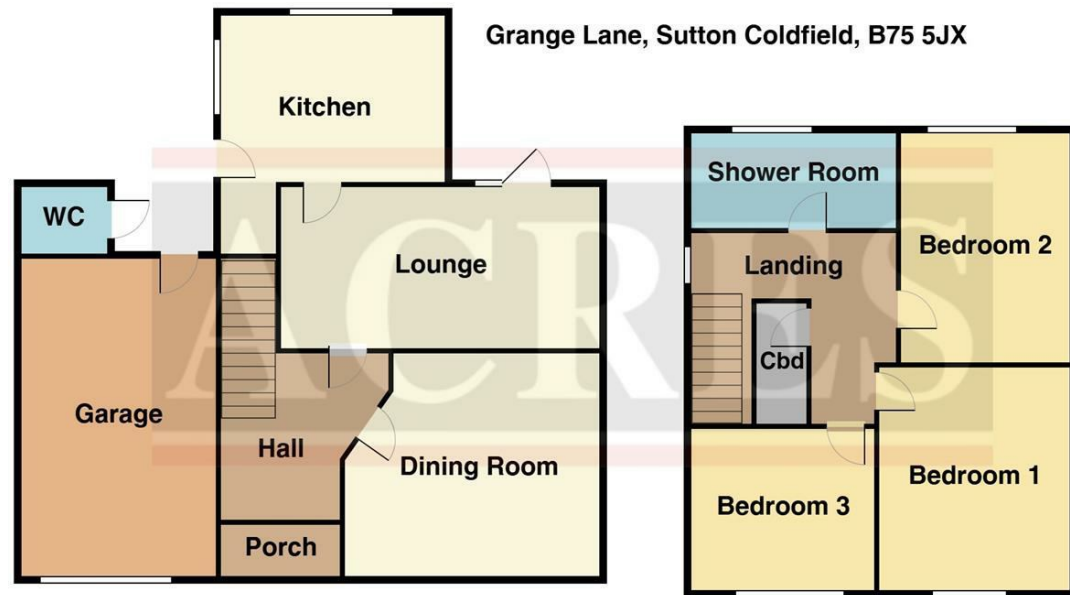


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

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		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.