

ACRES

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



- Three bedrooms
- Well appointed bathroom
- Through lounge/dining room
- Fitted kitchen
- Generous, southerly rear garden
- Sought after location
- Close to well regarded schooling



CLARENCE ROAD, FOUR OAKS, B74 4LP - OFFERS OVER £350,000

This attractive, spacious, freehold, semi-detached family home, is set in a prime, central and sought after location, which is just a short stroll from well regarded schooling for all ages and excellent public transport links including the Cross City rail line. Sutton Park with all it's natural beauty, is positioned within an approximate one mile radius, as is Mere Green shopping centre, where you will find a host of further restaurants, shops, cafes and amenities. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate this extended family home, we highly recommend an internal inspection. Briefly comprising fore garden, enclosed porch, reception hall, attractive through lounge/dining room, fitted kitchen, three bedrooms, family bathroom and generous rear garden having rear right of way.

Set back from the roadway behind a large lawned area with potential for off road parking, flanked by borders with a variety of shrubs and bushes, access is gained to the property via:

FULLY ENCLOSED PORCH: Pvc double glazed porch with engineered oak wooden flooring opening to:

RECEPTION HALL: Oak veneer door with double glazed inset, obscure glazed inset to front, under stairs storage cupboard, stairs off, radiator, doors to:

THROUGH LOUNGE/DINING AREA: 25'6" x 9'11" max / 8'8" min Pvc double glazed bay window to front, pvc double glazed French doors to rear, engineered oak wooden flooring, alcove for storage, two radiators.

FITTED KITCHEN: 13'11" x 8'3" Pvc double glazed window to rear, one and a half bowl sink/drainage unit set into rolled edge work surfaces, there is a range of matching units to both base and wall level including drawers, complementary tiled splash backs, integrated AEG oven/grill, induction hob over and extractor canopy above, plumbing and space for washing machine, space for fridge/freezer, tiled flooring, radiator, obscure pvc double glazed door to:

LEAN TO: Useful storage cupboard, pvc obscure glazed door to rear.

STAIRS TO LANDING: Obscure pvc double glazed window to side, built-in useful storage cupboard.

BEDROOM ONE: 12'8" x 10'1" Pvc double glazed bay window to front, double built-in wardrobe, radiator.

BEDROOM TWO: 12'9" x 10' Pvc double glazed box window to rear, double built-in wardrobe, radiator.

BEDROOM THREE: 6'8" x 5'8" Pvc double glazed window to front, radiator.

BATHROOM: 6'11" x 5'8" Obscure double glazed window to rear, white suite comprising bath with shower over and glazed splash screen, tiled splash backs, wash hand basin, low level wc, tiled floor, chrome ladder style radiator, display/storage shelf, useful full length storage cupboard.

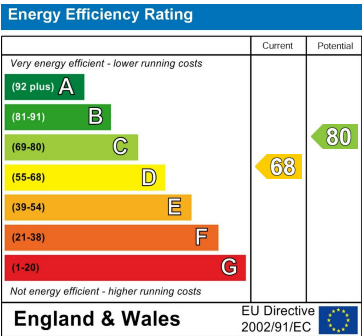
OUTSIDE: Paved patio area split into three tiers, having lawn, shrubs, bushes and trees, timber garage/storage shed to rear.



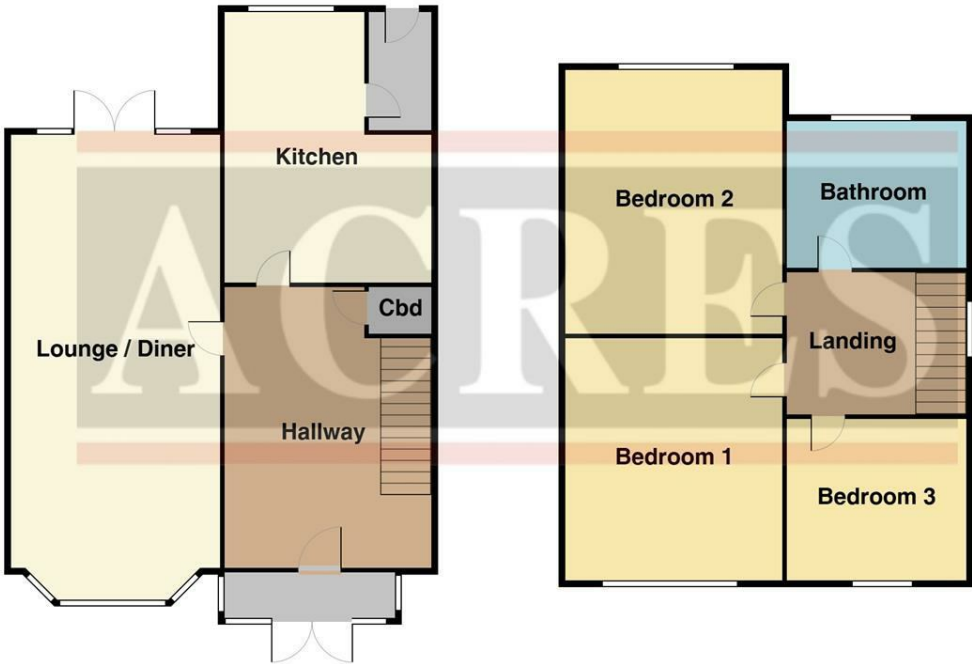
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 323 3088



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



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.