

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedrooms
- Bathroom with separate wc
- Study/dressing room/nursery off bedroom three
- Lounge
- Separate dining room
- Fitted breakfast kitchen
- Utility & guests wc
- Private rear garden
- Sought after location
- No upward chain



**CLARENCE ROAD, FOUR OAKS, B74 4AQ - OFFERS AROUND £425,000**

This imposing, well presented and enlarged, freehold, semi-detached family home, is set in a prime, central and sought after location, just a short stroll from well regarded schooling, being similarly placed for Sutton Park with all its natural beauty. The property additionally has access to excellent public transport links by way of local bus services and the Cross City rail line at Butlers Lane. With Mere Green shopping centre having a host of amenities, cafes and restaurants close, the property also has local shops available on Clarence Road and at 'The Crown'. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises welcoming reception with storage area, attractive front lounge, rear dining room, breakfast kitchen with utility off, guests wc and garage. To the first floor there are three bedrooms, two having built-in wardrobes and the third having a potential study, dressing room or nursery off as preferred, together with a family bathroom and separate wc. Externally there is a private, mature garden, all of which to fully appreciate, we highly recommend an internal inspection

Set back from the roadway behind a multi-vehicle tarmac driveway, access to the property is gained via a solid wooden front door with glazed inset into:

RECEPTION HALL: Storage cupboard, stairs off, radiator, doors to:

LOUNGE: 16'10" x 11'10" max / 10'7" min Pvc double glazed bay window to front, coal effect feature fireplace having brick surround and tiled hearth, alcove with shelving, two radiators.

DINING ROOM: 15'8" x 11'4" max / 10'1" min Pvc double glazed bay window to rear, French door to rear garden, radiator.

FITTED BREAKFAST KITCHEN: 12'5" x 7'4" Pvc double glazed box window to rear, one and a half bowl stainless steel sink/drainage unit set into rolled edge work surfaces, complementary tiled splash backs, matching units fitted to both base and wall level including drawers, alcove for storage, spaces for cooker and fridge/freezer, pantry cupboard, tile effect flooring, door to:

UTILITY AREA: Pvc double glazed windows to side, pvc double glazed door to rear, fitted cupboard, space and plumbing for washing machine and dryer, door to garage, glazed window to pantry.

GUESTS WC: Obscure pvc double glazed window to rear, wall hung sink unit, low level wc.

STAIRS TO LANDING: Stained glass pvc double glazed window to side, doors to:

BEDROOM ONE: 16'9" x 9'7" Pvc double glazed bay window to front, one double and three single built-in wardrobes with matching drawers, radiator.

BEDROOM TWO: 15'7" x 10'1" Pvc double glazed bay window to rear, two double built-in wardrobes with overhead storage, radiator.

BEDROOM THREE: 8'10" x 7'11" Pvc double glazed window to front, radiator, door to:

STUDY/DRESSING ROOM/NURSERY: 12'3" x 4'2" Pvc double glazed window to rear, radiator, having potential to be utilised as any of the above as preferred.

BATHROOM: 7'5" x 7' Obscure pvc double glazed window to rear, matching suite comprising bath with shower over and glazed splash screen, tiled splash backs, wash hand basin, useful storage cupboard, radiator, tiling to walls.

SEPARATE WC: Obscure pvc double glazed window to rear, low level wc.

OUTSIDE: Paved patio area leading to a generous lawned area, surrounded by borders with a variety of trees, shrubs and bushes.

GARAGE: 15'1" x 7'1" Double opening garage door with obscure glazed inset, fitted shelving, glazed window to rear. (Please check the suitability of this garage for your own vehicle)

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

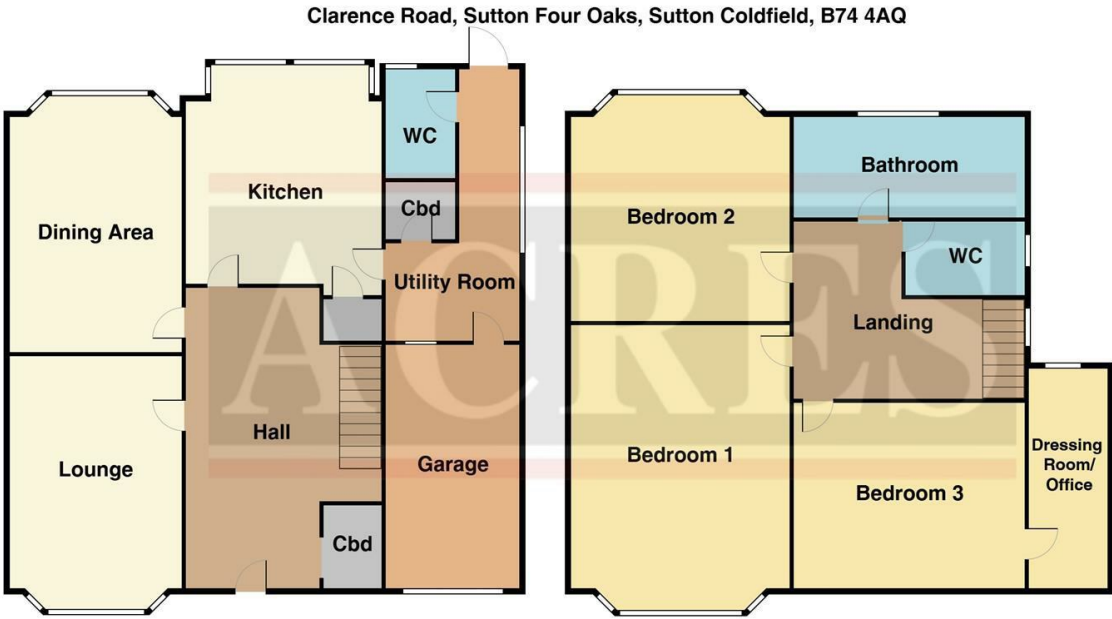
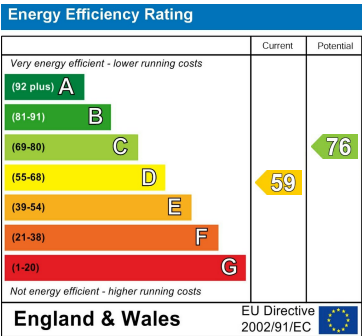
\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*



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 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.