

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Semi-detached family home
- Three bedrooms, one having built-in wardrobes
- Bathroom with white suite
- Separate wc
- Lounge
- Dining room
- Breakfast kitchen
- Generous rear garden
- Sought after location
- No upward chain



**BLACKBERRY LANE, FOUR OAKS, B74 4JH - OFFERS OVER £325,000**



Set in a sought after, central location, close to well regarded schooling for all ages, the property is located close to local shops on Clarence Road and at 'The Crown'. Served by excellent public transport links by way of readily available bus services and the Cross City rail line at Butlers Lane, the property is also within a short distance of Mere Green having a variety of supermarkets, restaurants, cafes and further amenities. Complemented by double glazing and central heating (both where specified) the accommodation briefly comprises reception hall, lounge, separate dining area, fitted breakfast kitchen, three bedrooms, bathroom, separate wc and a mature, generous rear garden. To fully appreciate the accommodation on offer and its further potential, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden, having a variety of shrubs and bushes, access to the accommodation is gained via an obscure double glazed front door, opening to:

RECEPTION HALL: Radiator, stairs off, doors to:

LOUNGE: 16'6" x 13'2" Double glazed window to front, feature fireplace with stone hearth and surround, radiator, shelving to wall, door to:

BREAKFAST KITCHEN: 11'6" x 9'3" Double glazed window to rear, one and a half bowl sink/drain unit set into rolled edge work surfaces with splash backs, there is a range of fitted units to both base and wall level including drawers, spaces for cooker and fridge/freezer, plumbing and space for washing machine and dryer, wood effect flooring, serving hatch to:

DINING ROOM: 10'1" x 7'8" Double glazed sliding doors to rear, space for dining table and chairs, wood effect flooring, radiator, door to:

STORAGE AREA: Steps lead down into a storage area with pvc obscure double glazed door to side.

STAIRS TO LANDING: Obscure double glazed window to side, doors to:

BEDROOM ONE: 12'8" x 10'7" Double glazed window to front, two double built-in wardrobes with overhead storage and drawers, radiator.

BEDROOM TWO: 11'6" x 9'4" Double glazed window to rear, radiator.

BEDROOM THREE: 9'5" max / 6'4" min x 8'8" max / 6'4" min Double glazed window to front, radiator, bespoke built-in shelving and storage cupboard. wood effect flooring, radiator.

SEPARATE WC: Obscure double glazed window to rear, low level wc, wood effect flooring.

BATHROOM: 7'9" x 4'7" Obscure double glazed window to rear, bath with shower over, wash hand basin with vanity unit below, wall mounted mirrored cabinet, storage cupboard, wood effect flooring, radiator.

OUTSIDE: Paved patio area leading to a generous lawn having a variety of mature shrubs, bushes and trees, timber shed, potential and scope for further extension/development (subject to necessary planning permissions/building regulations)

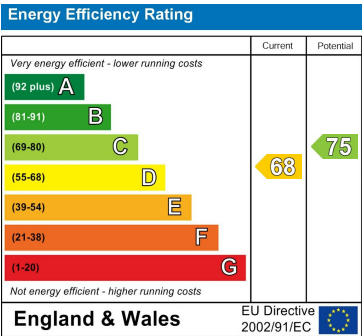




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** C                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088



Blackberry Lane, Sutton Coldfield, B74 4JH



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.

