

ACRES

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

- Semi-detached family home
- Three good bedrooms
- Well appointed white bathroom with large shower
- Attractive spacious lounge
- Superb fitted dining kitchen
- Private southerly rear garden
- Off road parking
- Centrally located cul-de-sac



HOOK DRIVE, FOUR OAKS, B74 4LW - OFFERS AROUND £375,000

This exceptionally well presented, delightful, Freehold semi-detached family home is set in a central, convenient location close to shopping facilities on Clarence Road as well as local bus services. Four Oaks additionally offers access to the Cross City rail line together with well regarded schooling for all ages. Set in a small cul-de-sac, the property is complemented further by the provision of pvc double glazing and gas central heating (both where specified). Briefly comprising reception hall, attractive spacious lounge with feature fireplace, comprehensively fitted dining kitchen with appliances, three bedrooms, well appointed white bathroom and mature southerly rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a twin car block paved driveway flanked by shrubs and bushes, a pvc multi-locking door being set to the side opens to;

RECEPTION HALL: Pvc double glazed window to front, double radiator.

ATTRACTIVE SPACIOUS LOUNGE: 16'4" max / 14'6" min x 12'2" Pvc double glazed bay window to front, two radiators, coal effect living flame gas fire set on a limestone hearth having matching fire surround and mantle.

FITTED DINING KITCHEN: 19'6" x 9'6":

DINING AREA: Having pvc double glazed windows with central double glazed double French doors to rear garden, space for table, contemporary radiator, being open plan to:

FITTED KITCHEN: Pvc double glazed window to rear, white enamel one and a half bowl sink unit having double base unit beneath; there are a further range of matching units to both base and wall level including drawers, integrated fridge, freezer, dishwasher and washing machine/dryer, stainless steel oven having matching gas hob in turn with extractor canopy above, solid wood work surfaces having tiled splash backs, pantry off with shelving.

STAIRS TO LANDING: Pvc double glazed window to side.

BEDROOM ONE: 12'6" x 10'7" max/8'9" min: Pvc double glazed window to front, radiator, fitted double wardrobes with sliding mirrored doors.

BEDROOM TWO: 11'6" x 9'6": Pvc double glazed window to rear, single built-in wardrobe, radiator.

BEDROOM THREE: 8'10" max/6'10" min x 9'3": Pvc double glazed window to front, double radiator, built in storage unit having space for single bed with mattress above.

WELL APPOINTED FAMILY BATHROOM: 7'9" max / 5'2" min x 7'6" Two pvc double glazed obscure windows to rear, matching white suite comprising bath, wash hand basin, low flushing wc, enclosed large shower cubicle having side splash screens, complementary tiled splash backs, tiled floor, chrome ladder style radiator.

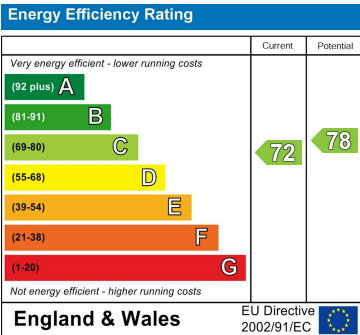
OUTSIDE: Paved patio area to a lawned rear garden flanked by borders having mature shrubs and bushes, timber fencing and shed; being of an approximate southerly aspect.



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



Hook Drive, Four Oaks



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.

