

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached family home
- Three good sized bedrooms
- Shower room
- Lounge & separate dining room
- Breakfast kitchen
- Side passageway/lean to
- Guests wc & garage
- Corner plot offering huge scope/potential
- Planning permission granted for development/extension
- No upward chain



***FERNDALE ROAD, STREETLY, B74 3PU - OFFERS AROUND £475,000***

This detached, traditional style family home, is set on a generous corner plot and has the added benefit of having planning permission granted for a two storey rear extension, first floor side extension with new porch and front windows and rear loft conversion with dormer (plans available via the Acres office). Currently having porch, reception hall, lounge and separate dining room, breakfast kitchen, side lean to, guests wc and garage. To the first floor there are three bedrooms and shower room and outside there is a rear, wrap around garden. To fully appreciate the scope and potential on offer, we highly recommend an internal inspection.

Set on a corner plot, behind a multi-vehicle paved driveway with fore garden having shrubs, bushes and trees, access to the property is gained via a pvc double glazed sliding door into:

**PORCH:** Double glazed windows to side, obscure glazed front door opens to:

**RECEPTION HALL:** Obscure glazed window to front, wood effect flooring, stairs off, radiator, under stairs storage cupboard, doors to:

**DINING ROOM:** 14'6" x 11'5" Pvc double glazed window to side, pvc double glazed bay window to front, wooden flooring, radiator.

**LOUNGE:** 14' x 11'9" Pvc double glazed bay window to side, pvc double glazed window to rear, feature fireplace having marble effect hearth and surround.

**BREAKFAST KITCHEN:** 15'5" x 8'7" Two pvc double glazed windows to rear, stainless steel sink/drainage unit set into rolled edge work surfaces, fitted units to both base and wall level including drawers, complementary tiled splash backs, integrated oven with four ring gas hob above and extractor canopy over, space for dishwasher, plumbing for washing machine, useful pantry cupboard, wood effect flooring, glazed door to side into:

**LEAN TO/PASSAGEWAY:** Multi-locking door to front, obscure double glazed door to rear, obscure glazed windows to side.

**WC:** Obscure glazed window to side, low level wc, glazed door to side into garage.

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

**BEDROOM ONE:** 15'1" x 11'5" Pvc double glazed bay window to front, pvc double glazed window to side, radiator.

**BEDROOM TWO:** 11'9" x 11'5" Pvc double glazed windows to side and rear, radiator.

**BEDROOM THREE:** 11'2" x 10'5" Pvc double glazed bay window to front, useful storage cupboard, radiator.

**SHOWER ROOM:** 9'2" x 5'5" Obscure pvc double glazed window to rear, corner enclosed shower cubicle with glazed sliding shower screen, wash hand basin with vanity unit below, additional storage cupboards, tiled walls and floor, ladder style radiator.

**GARAGE:** 17'6" x 17'2" Double opening garage doors to front, shelving to wall. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Being set on a corner plot, the property has a side wrap around garden, offering the scope for development.



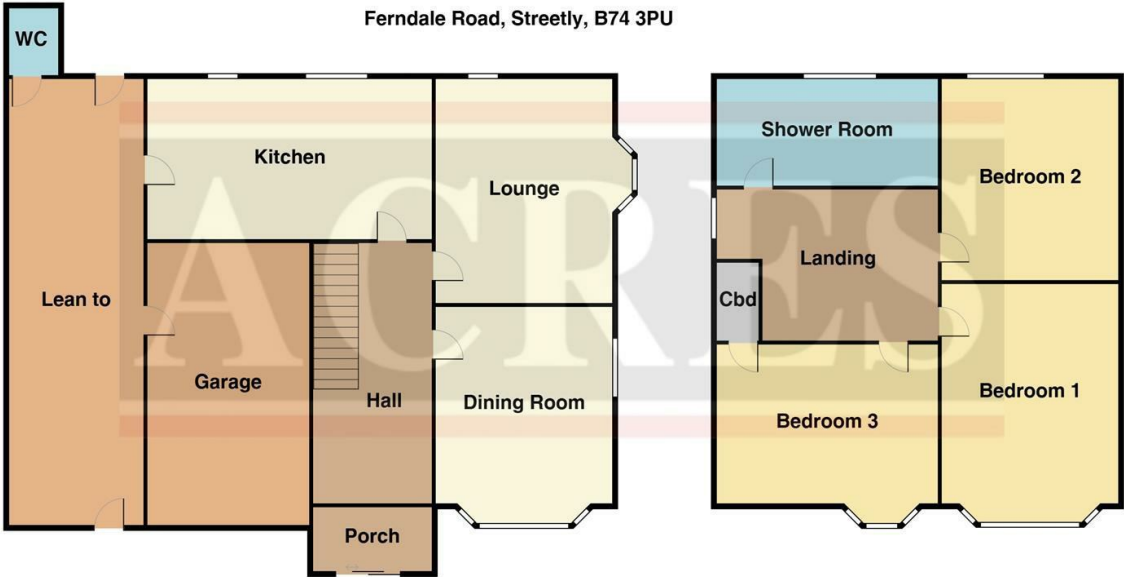
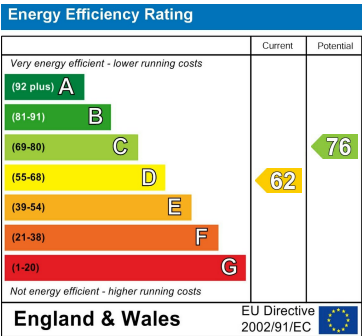




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

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.