

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
- ◆ Family bathroom
- ◆ Separate wc
- ◆ Lounge/dining room
- ◆ Fitted kitchen
- ◆ Side garage
- ◆ Generous rear garden
- ◆ Sought after location
- ◆ Close to amenities



8 CHERRYWOOD ROAD, FOUR OAKS, B74 3RT - OFFERS AROUND £325,000

This well presented and much improved, spacious, freehold, semi-detached family home, is set in a prime, central and sought location, the property is within short walking distance of local bus services and is served in the area by well regarded schooling for all ages. Offering gas central heating and pvc double glazing (both where specified), the property briefly comprises of enclosed porch, wide reception hallway, attractive lounge, dining room and fitted kitchen. To the first floor there are three bedrooms, together with a well appointed family bathroom and separate wc. Externally the property has a side garage and tiered rear garden with patio area. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, there is a lawn to side and access to the property is gained via:

PORCH: Pvc double glazed porch with windows and door, tiled flooring, front door opening to:

RECEPTION HALLWAY: Obscure pvc double glazed window to front, two useful storage cupboards, one having plumbing for washing machine, radiator.

LOUNGE: 14'8" x 11'3" Pvc double glazed bay window to front, feature fireplace with marble tiled hearth, radiator.

DINING ROOM: 15' x 11'2" Pvc double glazed box bay window with central double glazed double French doors to rear, two alcoves for storage/shelving, radiator.

FITTED KITCHEN: 9'2" x 7'7" Pvc double glazed window to rear, there is a range of matching fitted units to both base and wall level including drawers, tiled splash backs, integrated oven, hob over and extractor canopy above, stainless steel sink unit set into work surfaces, spaces for dishwasher, fridge/freezer, tiled floor, radiator.

STAIRS TO LANDING: Obscure pvc double glazed window to side.

BEDROOM ONE: 12' x 11'4" Pvc double glazed window to front, radiator.

BEDROOM TWO: 11'11" x 11'2" Pvc double glazed window to rear, radiator

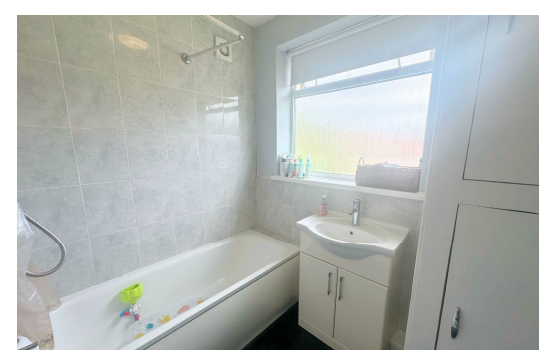
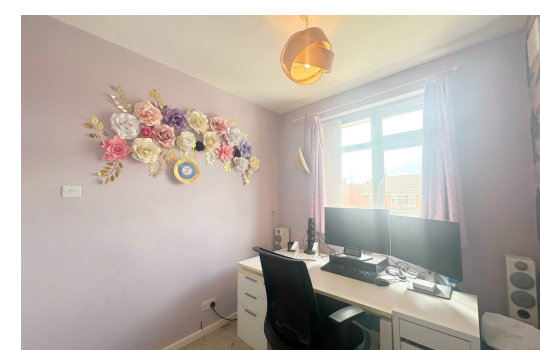
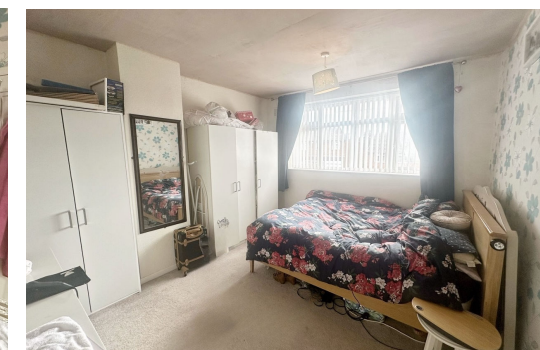
BEDROOM THREE: 8'3" x 7'8" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 7'8" x 5'11" Pvc double glazed obscure window to rear, matching white suite comprising bath with shower over, wash hand basin with vanity unit beneath, tiled walls and floor, useful storage cupboard, radiator.

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

GARAGE: 19'7" x 8'3" (Please check the suitability of this garage for your own vehicle) Remote controlled electric garage door, door to garden.

OUTSIDE: Two paved patio areas, access to garage, lawned area with a variety of shrubs and bushes.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

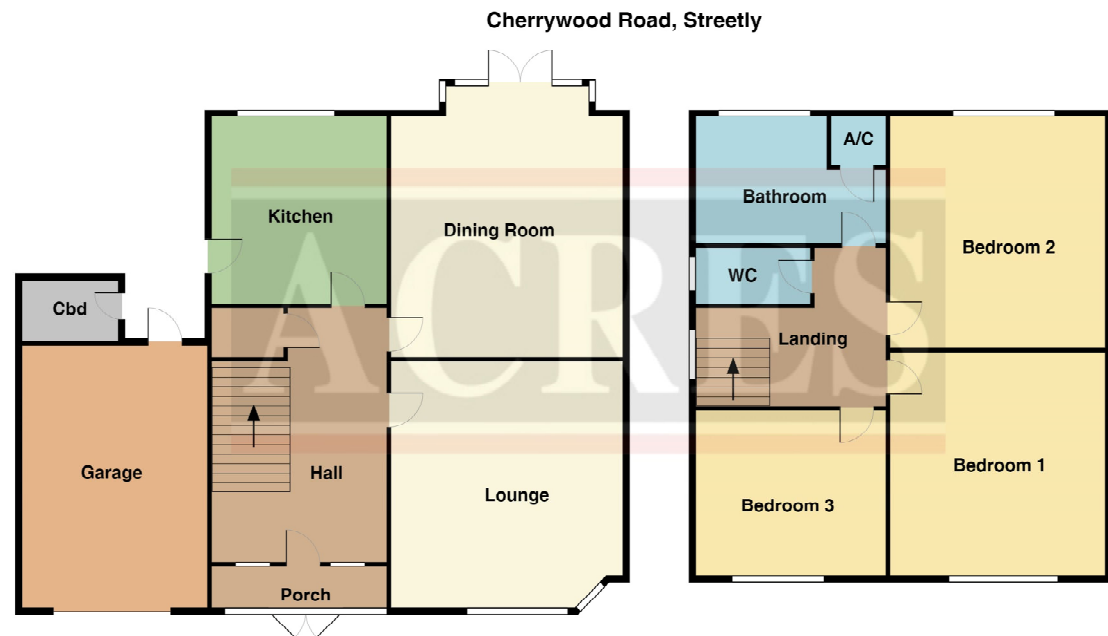
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Elmtree Road, Hazelwood Road then in turn off Lowlands Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.