

ACRES

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

- End-terraced family home
- Three bedrooms set over three floors
- Lounge & separate dining room
- Fitted kitchen
- Recently renewed bathroom with separate shower
- Rear garden
- No upward chain
- Well placed for local schools
- Excellent transport links for commuting
- Close to Mere Green's shops and amenities



MERE GREEN ROAD, FOUR OAKS, B75 5DD - OFFERS AROUND £325,000

Offered with no upward chain, this well proportioned, three storey, end-terraced family home occupies a convenient position on Mere Green Road, making it an excellent opportunity for first time buyers. The home offers a traditional and practical layout, featuring separate lounge and dining rooms, spacious kitchen, three bedrooms and a generous family bathroom. The property is perfectly placed for highly regarded local schools, excellent transport links, and the wide range of shops, cafés and everyday amenities available in Mere Green.

Set back from the roadway behind a gravelled driveway, having shrub border to fore, access is gained to the accommodation via:

CANOPY PORCH: Pvc double glazed multi-locking front door with obscure glazed insets, brick built front steps lead into:

LOUNGE: 14'9" max / 12'3" min x 12' max / 10'9" min Pvc double glazed box window to front, radiator, door to:

INNER HALLWAY: Double glazed window to side, door to:

DINING ROOM: 12' x 10'10" Pvc double glazed windows to side and rear, useful under stairs storage cupboard, archway with step to:

FITTED KITCHEN: 9'10" x 7' Double glazed window to rear, multi-locking pvc obscure double glazed door to side, stainless steel sink/drainage unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, inset four ring gas hob with concealed extractor canopy over, built-in oven, plumbing and space for washing machine and freezer, central heating boiler, tiled floor, radiator.

STAIRS TO LANDING: Doors off to:

BEDROOM ONE: 12'3" x 12'1" max / 10'10 min Pvc double glazed window to front, traditional feature fireplace with fire surround and mantle, useful storage cupboard, radiator.

BEDROOM THREE: 8'9" x 8'2" Double glazed windows to side and rear, radiator.

RECENTLY RENEWED FAMILY BATHROOM: 9'9" max / 5'5" min x 7' max / 4' min Double glazed window to rear, matching white suite comprising bath, separate enclosed shower cubicle with sliding glazed shower door, wash hand basin, low level wc, marble style panelling to walls, wood effect flooring, chrome ladder style radiator.

STAIRS TO SECOND FLOOR:

BEDROOM TWO: 18'1" x 11'10" Two double glazed Velux windows, wooden flooring, radiator (please note there is restricted head height due to sloped ceiling)

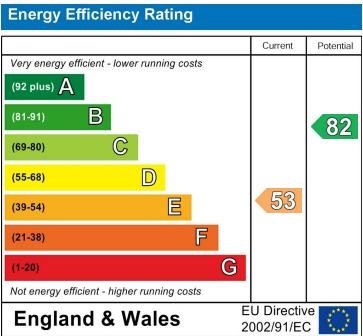
OUTSIDE: Pathway leading to large lawned area, having borders to sides, mature shrubs and trees, timber fencing.



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 : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Mere Green Road, Sutton Coldfield, B75 5DD



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.