

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Superbly positioned semi-detached family home
- Set within the highly regarded Four Oaks area of Sutton Coldfield
- Three good sized bedrooms, providing excellent family accommodation
- Well appointed, recently renewed family bathroom
- Impressive open-plan kitchen, dining and living space
- Separate formal lounge, ideal for relaxing and entertaining
- Excellent location for a number of highly sought-after local schools
- Conveniently situated for Butler's Lane train station and excellent commuter links
- Close to a wide range of everyday amenities, shops and services
- An excellent opportunity for families seeking a well-located home in Four Oaks



BLACKBERRY LANE, FOUR OAKS, B74 4JR - PRICE GUIDE £425,000

A superbly positioned three bedroom semi-detached family home, ideally situated along the highly regarded Blackberry Lane in Four Oaks, Sutton Coldfield. Offering well proportioned accommodation throughout, the property combines a welcoming formal lounge with a particularly appealing open-plan kitchen, dining and living space, creating an ideal hub for modern family life. Further complemented by three good-sized bedrooms and a beautifully renewed family bathroom, this is a home ideally placed for sought-after schooling, local amenities and excellent commuter links, with Butler's Lane train station and other nearby rail connections within easy reach.

Set back from the roadway behind a multi vehicle pebble driveway with low maintenance fore garden and borders with timber sleepers, with porcelain tiled walk way, and having an EV charging point access to the property is gained by:

ENTRANCE HALL: Entrance has composite muti lock door with double glazed inset, having wood effect flooring, stairs off, radiator, obscure double-glazed window to side, doors leading to:

LOUNGE 17' x 11'06: Pvc double glazed windows to front with modern vertical built in media wall, radiator

KITCHEN/DINING/FAMILY ROOM 18'05 (max) x 7'07" (min) x 18'04 (max) 12'04" (min):

Pvc double glazed windows to side and rear having pvc doubled glazed French doors to rear One and a half sink drainer unit inset into stone effect boxed edged work surfaces, having a range of matching cupboards fitted to both base and wall and a variety of drawers with central breakfast/island with space for three stools, integrated storage, The kitchen offers a range of integrated appliances such as AEG ceramic hob and extractor canopy, integrated oven and grill, as well as a fitted fridge freezer , plumbing and space for washing machine and integrated dishwasher with large pantry cupboard and double glazed window to side. This open plan family room has space for a four seating table, sofas, a modern vertical radiator and has wood effect flooring throughout.

Stairs to landing Obscure double glazed window to side with doors opening to:

BEDROOM ONE 12' x 11'02" : Pvc double glazed windows to rear, radiator

BEDROOM TWO 8' 11" x 11'08 (max) x 9'01" (min): Pvc double glazed windows to front, double built in wardrobe, radiator

BEDROOM THREE 8' (max) 5'09 (min) x 8'11": Pvc double glazed window to front, with large storage cupboard and radiator

FAMILY BATHROOM 6'04" x 5'11": Obscure double glazed window to rear with renewed suite comprising of bath with overhead shower, with glazed shower screen, having stone effect splashback, low flushing WC, wash hand basin as well as a ladder effect radiator and wood effect flooring

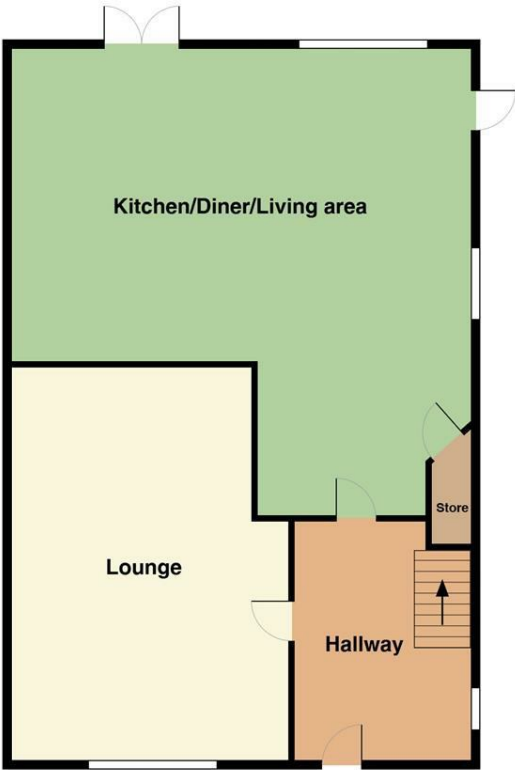
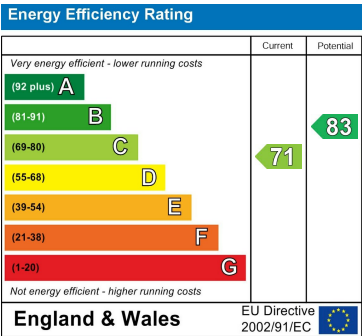
GARDEN: Garden has a paved patio area ideal for entertaining and dining, leading to lawned area shielded by fencing on both sides, timber shed to rear



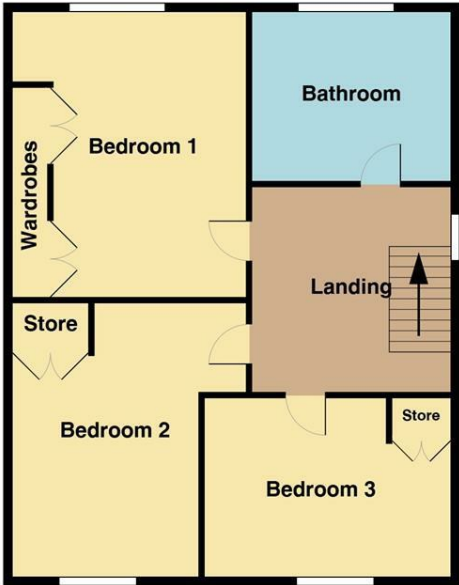
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Blackberry lane, 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.