# ACRES

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

- Recently refurbished, renovated & extended throughout
- Three well proportioned bedrooms
- Enlarged & re-fitted family bathroom with bath & separate double shower
- Separate welcoming family lounge
- Impressive open plan kitchen, dining & living area
- Utility room & guest WC
- Garage providing storage or further potential
- Newly installed driveway providing ample off-road parking
- Landscaped rear garden with new turf
- No upward chain

## *DOWER ROAD, FOUR OAKS, B75 6TP - OFFERS OVER £450,000*

Set on the ever popular Dower Road in Four Oaks, this beautifully presented and extended, semi-detached family home has been recently refurbished to an exceptional standard. The property has been thoughtfully enlarged to create a stunning open-plan kitchen, dining and living space, complemented by a separate family lounge, utility room, guest WC and garage. With further benefits including a newly installed driveway, landscaped rear garden and no upward chain, this superb home is perfectly positioned within easy reach of Mere Green's vibrant amenities, excellent local schooling and within walking distance of Four Oaks train station. To fully appreciate the property's improvements, we highly recommend an internal inspection.

Set back from the roadway behind a renewed, multi-vehicle paved driveway, access to the property is gained via a pvc double glazed door into:

PORCH: Pvc double glazed windows to front and side, solid wood front door with obscure glazed inset opens to:

RECEPTION HALL: Space for under stairs storage, stairs off, radiator, doors to:

LOUNGE: 15'4" max / 12'2" min x 11' Pvc double glazed window to front, radiator.

OPEN PLAN FITTED KITCHEN/DINER: 18'7" x 10'7" Pvc double glazed window and French doors to rear overlooking the rear garden, sink/drainer unit set into box edged work surfaces, there is a comprehensive range of fitted units to both base and wall level including drawers, central island unit having additional storage and breakfast bar with space for three stools, inset ceramic hob with concealed extractor over, built-in double oven and grill, integrated dishwasher, alcove/recess for fridge/freezer, space for dining table and sofas, door to:

UTILITY: 6'11" x 6'9" Pvc double glazed window and door to rear, stainless steel sink unit set into box edged work surfaces with fitted base units, plumbing and space for washing machine and dryer, radiator, door to:

GUESTS WC: Low level wc, wash hand basin, marble style splash backs, chrome ladder style radiator.

STAIRS TO LANDING: Double glazed window to side, doors to:

BEDROOM ONE: 15'2" x 10'11" max / 9'4" min Pvc double glazed window to front, radiator.

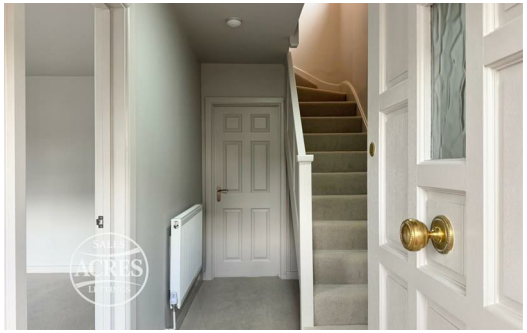
BEDROOM TWO: 10'11" x 10'2" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 9' x 8'4" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 8'1" max / 6'4" min x 7'4" Obscure pvc double glazed window to rear, renewed white suite comprising bath with shower over, separate enclosed double shower cubicle with glazed sliding doors and marble feature tiled splash backs, wash hand basin with vanity unit and storage below, low level wc, dusted ladder style radiator, marble effect tiling to floor and walls.

GARAGE: 9'6" x 7'4" Electric rolling garage door, internal doors to hallway and utility (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Landscaped rear garden having paved patio area with renewed lawn and space for timber shed.



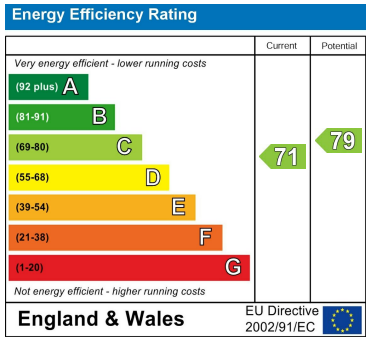
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

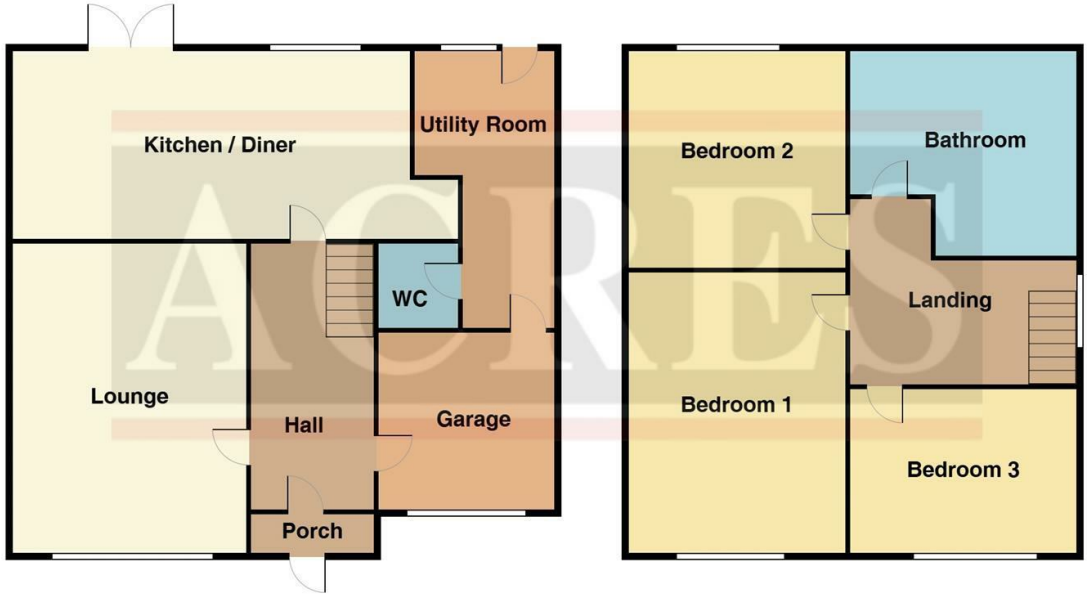
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Dower Road, Sutton Coldfield, B75 6TP




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.