ACRES

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



- Detached family home
- Three bedrooms
- Family bathroom & separate wc
- Lounge & separate family/dining room
- Fitted breakfast kitchen
- Utility room/potential home office
- Guests wc & garage
- Generous, mature rear garden
- Set in a corner position, on a popular, sought after road
- Close to local schooling & transport links





BLACKBERRY LANE, FOUR OAKS, B74 4JR - GUIDE PRICE £532,500

This well presented and much improved, detached family home, is positioned on a corner plot, in a sought after, popular location. Close to well regarded schooling for all ages, the property has access to excellent public transport links by way of local bus services and the Cross City rail line, together with Sutton Park. Benefitting from being a short distance away from shopping facilities on Clarence Road, Mere Green is also close by with its further range of supermarkets, bars and restaurants. The accommodation briefly comprises porch, reception hallway, lounge, rear dining/family room, breakfast kitchen, large utility space, guests wc, and garage. To the first floor there are three bedrooms, a family bathroom and separate wc. Externally there is a generous driveway and mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set in a corner position, having a element of privacy, the property is set back behind a fore garden and multi-vehicle driveway, the accommodation is entered via a pvc double glazed door to front opening to:

PORCH: Pvc double glazed windows to front, tiled flooring, solid front door with obscure glazed inset opens to:

RECEPTION HALL: Large storage cupboard, stairs off, radiator, door to:

LOUNGE: 15'9" max / 13'10" min x 11'11" Pvc double glazed bay window to front with fitted shutters, former fireplace recess/log store, radiator.

FAMILY/DINING ROOM: 11'9" x 11'6" Pvc double glazed sliding patio doors to rear overlooking garden, alcove for media wall, radiator.

FITTED BREAKFAST KITCHEN: 16'10" x 8'4" Pvc double glazed windows to rear and side with fitted shutters, sink/drainer unit set into rolled edge work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, inset eye level double oven/grill, four ring ceramic hob, space for fridge/freezer and dishwasher, space for breakfast table, radiator, door to:

UTILITY/POTENTIAL HOME OFFICE: 10'10" x 9'11" Extended, open plan space with pvc double glazed windows to side and rear with fitted shutters, fitted wall and base units, plumbing and space for washing machine, radiator, versatility to be utilised as a home office space.

GUESTS WC: Obscure pvc double glazed window to rear with fitted shutters, low level wc, wall hung sink unit, tiled splash backs.

STAIRS TO LANDING: Obscure pvc double glazed window to side with fitted shutters, doors to:

BEDROOM ONE: 13'10" x 10'7" Pvc double glazed window to front with fitted shutters, six single built-in wardrobes and a variety of drawers, radiator.

BEDROOM TWO: 11'11" x 11'11" Pvc double glazed window to rear with fitted shutters, space for two double and one single wardrobes and chest of drawers, radiator.

BEDROOM THREE: 8' x 7'9" Pvc double glazed window to front with fitted shutters, radiator.

FAMILY BATHROOM: 8'5" max / 5'11" min x 5'6" Obscure pvc double glazed window to rear with fitted shutters, 'P'-shaped bath with overhead shower and glazed splash screen, wash hand basin with vanity unit below, tiled walls and flooring, useful storage cupboard, chrome ladder style radiator.

SEPARATE WC: Obscure pvc double glazed window to side, low level wc, part tiled walls, tiled flooring.

GARAGE: 15'8" x 8'1" Electric up and over garage door, obscure glazed window to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with lawn, having borders with a variety of mature shrubs and bushes, additional patio to rear, space for timber shed/garden room.





















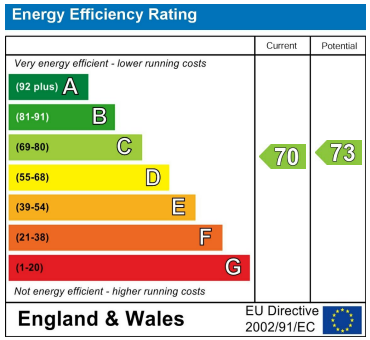
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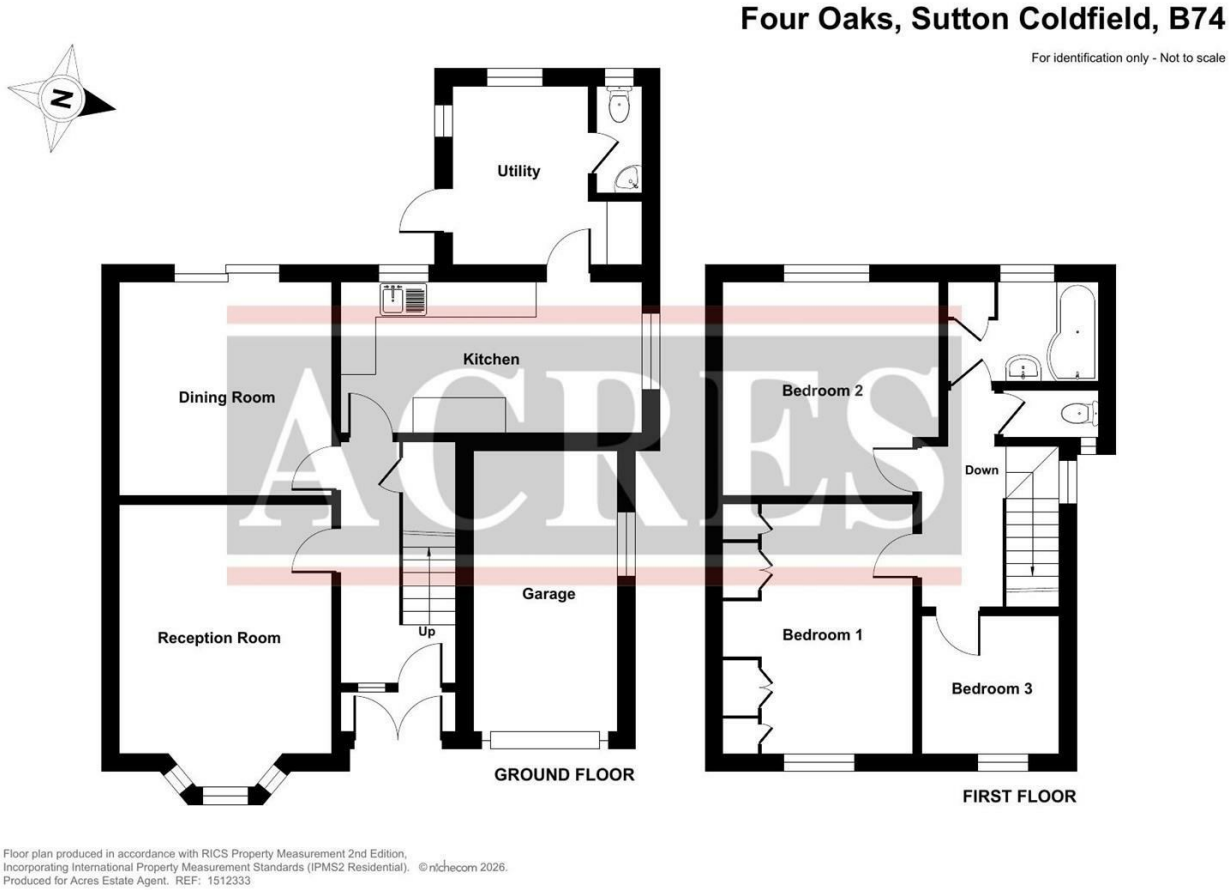
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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.