

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three good sized bedrooms
- ◆ Large white bathroom
- ◆ Attractive lounge
- ◆ Substantial rear dining room
- ◆ Enlarged kitchen
- ◆ Additional side day room
- ◆ Guests cloakroom/w.c.
- ◆ Side garage
- ◆ Original oak & terrazzo flooring
- ◆ Substantial, well stocked rear garden
- ◆ Outstanding further scope & potential
- ◆



498 LICHFIELD ROAD, FOUR OAKS B74 4EL - OFFERS OVER - £439,950

This most attractive, imposing, freehold, traditional styled semi detached family home is set in a prime, central, sought after location. Positioned within only a few hundred meters of well regarded schooling of all ages and being similarly placed for both the Cross City rail line and an array of shops and further facilities at Mere Green, to fully appreciate the property on offer, its true proportions and further outstanding scope and potential for extensive development/alteration as per neighbouring properties (subject to necessary planning permissions/consents), we highly recommend an internal inspection. Complemented by gas central heating and PVC double glazing (both where specified), the property has original oak and terazzo flooring and is further complemented by an extension to the side providing a third reception room. Briefly comprising, fully enclosed porch, reception hall, attractive lounge, generous dining room, kitchen, day/breakfast room, lobby, guests cloakroom/w.c., to the first floor there are three bedrooms and a family bathroom. Additionally the property has a side garage and substantial, well stocked rear garden

Set back from the roadway behind a deep lawned fore garden with side, multi-vehicular driveway, access is gained to the property via a PVC double glazed door opening to:

FULLY ENCLOSED PORCH: PVC double glazed window to front, obscure glazed door to:

RECEPTION HALL: Obscure window to front, radiator, original oak stained floor, understairs storage/cloaks cupboard.

ATTRACTIVE LOUNGE: 14'5" x 12'5" min x 11'9" Wide PVC double glazed bay window to front having fitted shutters, radiator.

DINING ROOM: 14'0" x 11'9" max x 10'7" min Double glazed patio doors to rear, fire surround with hearth and mantle with inset fireplace, radiator.

KITCHEN: 13'10" x 7'1" PVC double glazed window to rear, single drainer sink unit having double base unit beneath, there is a further range of fitted units to both base and wall level, including draws, rolled edge worksurfaces having tiled splashbacks, integrated stainless steel oven having separate grill, fitted hob having extractor canopy over, recesses for washing machine and fridge, original terrazzo flooring, radiator.

SIDE DAY ROOM/BREAKFAST ROOM: 15'0" max x 10'0" min x 10'2" max x 6'2" min PVC double glazed window, double glazed patio doors to rear, double radiator.

INNER HALLWAY: Door to garage.

GUESTS CLOAKROOM/W.C.: White low flushing w.c., wash hand basin with base unit beneath.

STAIRS TO LANDING: PVC double glazed window to side with fitted shutters.

BEDROOM ONE: 14'1" max x 12'6" min x 9'8" min/to wardrobes PVC double glazed bay window to front having fitted shutters, three double fitted wardrobes to full width having storage cupboards above, radiator.

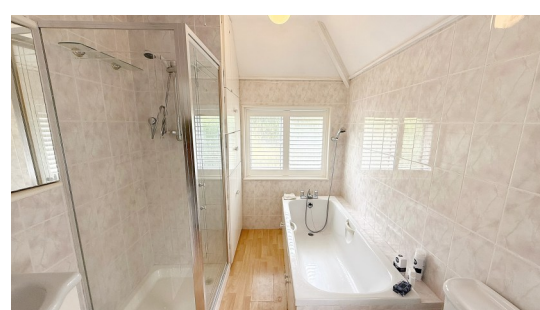
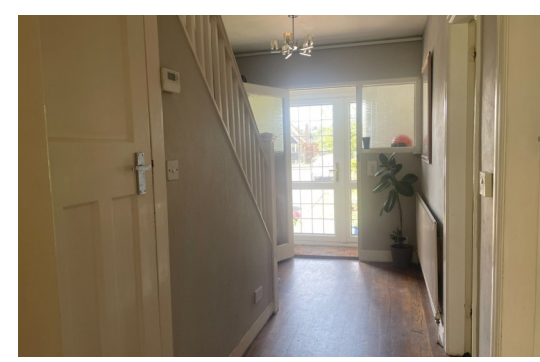
BEDROOM TWO: 14'0" x 11'10" PVC double glazed window to rear, radiator.

BEDROOM THREE: 9'0" x 7'3" PVC double glazed window to front having fitted shutters, radiator.

FAMILY BATHROOM: PVC double glazed obscure windows to side and rear, matching white suite comprising bath, vanity wash hand basin having base unit beneath, low flushing w.c., enclosed separate shower cubicle with glazed splashscreens, tiling to walls, double radiator. Linen cupboard.

SIDE GARAGE: 15'0" x 9'0" (please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area to a substantial, delightful rear garden having shaped lawns with well stocked floral and herbaceous borders, a variety of plants and offering a good degree of privacy by way of mature hedging and trees



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:

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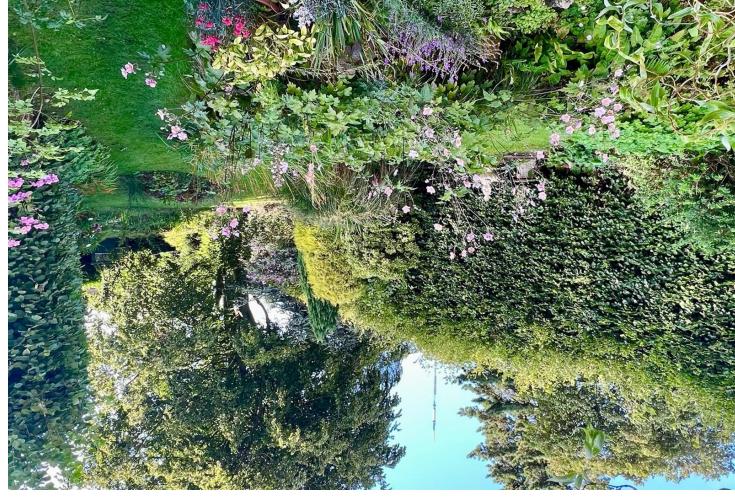
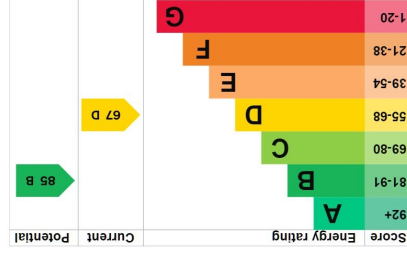
FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

Lichfield Road, 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.



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