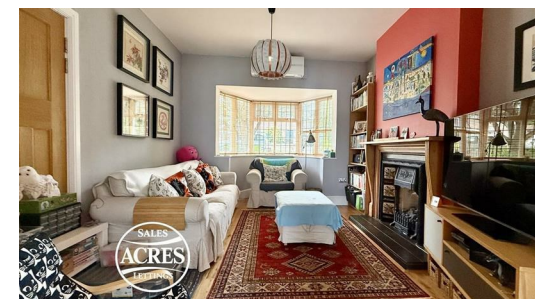


ACRES

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



- Four bedrooms, master to second floor with Juliet balcony
- En-suite shower room to bedroom one
- Family bathroom
- Lounge/dining room
- Rear conservatory
- Breakfast kitchen
- Utility & guests wc
- Garage & mature rear garden
- Delightful views & off road parking.
- Sought after location, close to shops & schooling



CLARENCE ROAD, FOUR OAKS, B74 4LU - PRICE GUIDE £485,000

This deceptively spacious, three storey, detached family home, is set in a sought after location, close to local shops, public transport links and well regarded schooling for all ages. Having views over Hill Hook Nature Reserve to the rear from the master bedroom's Juliet balcony, the property benefits from being well presented and tastefully decorated throughout, with plenty of character. Briefly comprising porch, reception hall, lounge/dining room, rear conservatory, breakfast kitchen, utility and guests wc. To the first floor there are three bedrooms and a family bathroom, to the second floor there is a master suite with Juliet balcony with delightful rear views and an en-suite shower room. Externally there is a mature rear garden and garage. Having the addition of solar panels and improved insulation, to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind front and side driveways with EV (Electric Vehicle) charging point, access to the property is gained via a multi-locking composite door with stained glass window opens to:

PORCH: Bespoke storage bench, solid wooden multi-locking front door opens to:

RECEPTION HALL: Obscure stained glass window to front, solid oak flooring, useful under stairs storage cupboard, stairs off, radiator, doors to:

LOUNGE/DINING ROOM: Lounge: 17'8" x 11'4" & Dining Room: 15'2" max x 10'8" max

This open plan family space offers pvc double glazed bay window to front, further pvc double glazed windows to side and rear, French doors to conservatory, coal effect feature fireplace with tiled hearth, decorative surround and oak mantle, radiator. Dining area also offers a feature fireplace with tiled surround, two alcoves, solid oak flooring, radiator.

CONSERVATORY: 15'5" x 8'7" Pvc double glazed windows and French doors to rear, solid oak flooring, radiator, door to:

BREAKFAST KITCHEN: 17'9" x 8'6" max / 4'9" min Pvc double glazed window to rear, Belfast sink unit set into granite work surfaces with upstands, five ring gas hob with Bosch extractor canopy over, inset oven, integrated dishwasher, there is a range of Shaker style units fitted to both base and wall level including drawers, space for fridge/freezer, oak flooring and feature tiled flooring, space for table and chairs, radiator, air conditioning unit.

UTILITY: Fitted units to both base and wall level, plumbing and space for washing machine and dryer, door to:

GUEST WC: Obscure stained glass window to front, low level wc, wash hand basin with vanity unit below, mirrored shelving unit, radiator.

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

BEDROOM TWO: 11'5" x 10'3" Pvc double glazed window to rear, one double and two single built-in wardrobes, cupboard with shelving, radiator, air conditioning unit.

BEDROOM THREE: 11'3" x 10'5" Pvc double glazed window to front, radiator, air conditioning unit.

BEDROOM FOUR: 7'4" x 7'2" Pvc double glazed window to front engineered oak flooring, radiator.

BATHROOM: 7'2" x 6'2" Obscure double glazed window to rear, suite comprising 'P'-shaped bath with overhead shower and feature tiled splash backs, low level wc, wash hand basin with vanity unit below, spruce timber flooring, part tiled walls, chrome ladder style radiator, airing cupboard.

STAIRS TO SECOND FLOOR LANDING: Double glazed window to rear, electric opening Velux skylight, bespoke shelving, display bench, opening to:

BEDROOM ONE: 10'8" x 10'7" Pvc double glazed window and door to Juliet balcony overlooking rear having views over nature reserve, two double built-in wardrobes with sliding doors, matching chest of drawers, radiator, air conditioning unit, opening to:

EN-SUITE: Velux skylight to front, suite comprising walk-in shower unit with folding glazed screen, feature tiled splash backs, wash hand basin with display bench and shelving, low level wc, part tiled walls, tiled flooring, radiator.

GARAGE: 17'1" x 8'5" Up and over garage door, double glazed door to side. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Decking area and patio leading to lawn with borders having trees, shrubs and bushes, further rear decked area for seating.

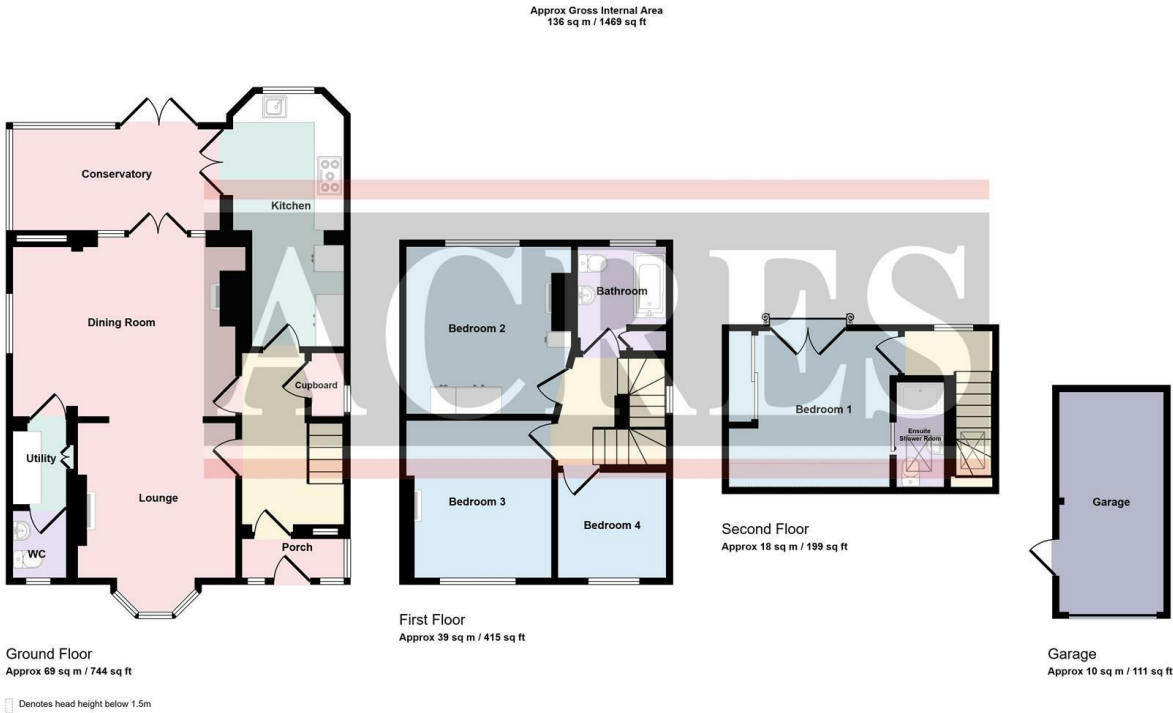


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.

