

ACRES

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

- Three bedrooms
- Family bathroom
- Through lounge/dining area
- Fitted kitchen
- Corner plot
- Mature rear garden
- Potential for extension/alteration (STPP)
- Sought after, cul-de-sac location
- Close to well regarded schooling
- Access to excellent public transport links



WALCOT CLOSE, FOUR OAKS, B75 5EF - OFFERS AROUND £350,000

This well presented, freehold, end-townhouse, is positioned on a generous, corner plot, in a sought after cul-de-sac location. Having well regarded schooling and excellent public transport links close by way of local bus services and the Cross City rail line, the property is similarly well placed for Mere Green shopping centre with its variety of shops, bars and restaurants. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises reception hall, through lounge/dining room, fitted kitchen, three bedrooms, bathroom and a mature rear garden. To fully appreciate the property on offer and it's potential for further enlargement (subject to necessary planning permissions/consents), we highly recommend an internal inspection.

Occupying a corner position, there is a paved walkway and lawned gardens to front and side, access to the property is gained via a side multi-locking door with obscure double glazed inset into:

RECEPTION HALL: Wood effect flooring, stairs off, doors to:

THROUGH LOUNGE/DINING AREA: 25'4" max / 15'4" min x 12'8" max / 7'1" min Pvc double glazed bay window to front, pvc double glazed French doors to rear, wood effect flooring, two radiators, spaces for sofas and dining table.

FITTED KITCHEN: 10'5" x 8'8" Pvc double glazed window to rear, obscure pvc double glazed door to side, stainless steel sink/drainer unit set into rolled edge work surface, complementary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, fitted shelving, large pantry cupboard, space for fridge/freezer, space for cooker, plumbing for washing machine, tiled floor, radiator.

STAIRS TO LANDING: Obscure pvc double glazed window to side, storage cupboard, doors to:

BEDROOM ONE: 12'7" max / 9'7" min x 7'3" Pvc double glazed window to rear, radiator.

BEDROOM TWO: 12'4" x 9'6" Pvc double glazed window to front, radiator.

BEDROOM THREE: 9'4" x 6'8" Pvc double glazed window to front, wood effect flooring, radiator, bespoke made to measure bed with shelving.

BATHROOM: 6'11" x 6' Obscure pvc double glazed window to rear, white suite comprising bath with shower over and glazed shower screen, tiled splash backs, built-in low level wc, wash hand basin with vanity unit below, part tiled walls, wood effect flooring, ladder style radiator.

OUTSIDE: Large side garden area, paved patio area with lawn, shrubs, bushes 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)

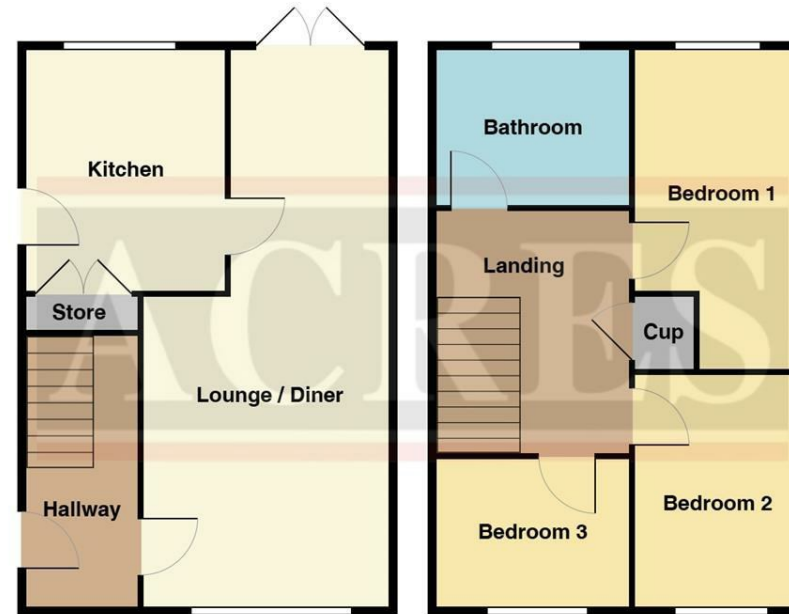
COUNCIL TAX BAND: C **COUNCIL:** Birmingham

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		
(69-80) C	71	78
(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	



Walcot Close, Sutton Coldfield, B75 5EF



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.