

ACRES

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



- Impressive semi-detached family home over three floors.
- Five well-proportioned bedrooms
- En-suite shower room & family bathroom
- Welcoming entrance hallway with guest wc off
- Large lounge/diner & separate breakfast room provides additional informal dining space.
- Versatile sitting room/day room suitable as a home office/playroom.
- Fitted kitchen offers direct access to the rear garden
- Private rear garden with potential for extension or further development (STPP).
- Close to amenities, shops, highly regarded schools & excellent transport links.
- Offers spacious & flexible accommodation ideal for modern family living.



LICHFIELD ROAD, FOUR OAKS, B74 4BZ - OFFERS AROUND £725,000

Situated on the desirable Lichfield Road in Four Oaks, this traditional styled, semi-detached family home offers spacious and adaptable accommodation with character features, arranged over three floors, making it perfectly suited to modern family living.

The property is approached via a welcoming entrance hallway with guests cloakroom/wc off, leading through to a spacious lounge/diner. Complementing the main reception room is a separate breakfast room, ideal for informal dining, together with a versatile sitting room/day room which offers flexibility for use as a family room, home office, playroom or additional reception space. The kitchen has access to the rear garden, whilst also offering excellent scope for modernisation and further improvement to suit individual tastes.

To the upper floors, the property benefits from five well-proportioned bedrooms, providing ample accommodation for larger families, having air conditioning to the top two bedrooms. The generous layout offers flexibility and excellent potential for reconfiguration or enhancement, subject to requirements. Having an en-suite shower room to the master bedroom and an additional family bathroom. Externally, the home enjoys a private rear garden, providing a pleasant outdoor space for relaxation. The property's substantial footprint and plot further enhance its potential for future development, extension or remodelling, subject to obtaining the necessary planning permissions and consents.

Occupying a prime Four Oaks location, the property is within walking distance of Mere Green's excellent selection of shops, restaurants, cafés and everyday amenities. It also falls within close proximity to highly regarded local schools and excellent transport links. Having exciting potential to create a truly outstanding long-term family home, early viewing is highly recommended.

Set back from the roadway behind a multi-vehicle paved driveway, having double gates accessing rear garden, access to the property is gained via a composite multi-locking door into:

PORCH: Obscure glazed windows to front and side, oak flooring opening to:

DEEP, WELCOMING RECEPTION HALL: Front door with stained glass inset and obscure glazed surrounding windows and door to front, stairs off, oak flooring, radiator, doors to:

GUESTS WC: Low level wc, wash hand basin, storage cupboard, oak flooring, radiator.

GENEROUS OPEN PLAN LOUNGE & DINING ROOM: 27'7" x 11'9" max / 10'3" min Glazed window to front, pvc double glazed French doors to rear, alcoves for two fireplaces, two radiators.

BREAKFAST ROOM: 10'9" max / 10'1" min x 8'9" Glazed sash window to side, space for feature fireplace, oak flooring, radiator.

FITTED KITCHEN: 13'8" x 9'8" max / 7'5" min Pvc double glazed window to side, one and a half bowl sink drainer unit set into rolled edge work surfaces, there is a range of matching oak style units to both base and wall level including drawers, space for Range style cooker, plumbing and space for washing machine and dryer, space for dresser unit, American style fridge/freezer and dishwasher, oak flooring, glazed door to:

SITTING ROOM: 10'4" x 9'8" Pvc double glazed door to rear, radiator.

STAIRS TO SPLIT-DIRECTIONAL LANDING: Radiator, feature doors to:

BEDROOM ONE: 18'3" x 11'6" Two glazed windows to front, two built-in wardrobes and dressing area, radiator, archway leading to:

EN-SUITE: Shower cubicle with glazed sliding doors and jet shower sprays, low level wc, wash hand basin with vanity unit below, wood effect flooring, tiled walls, chrome ladder style radiator.

BEDROOM TWO: 13'7" x 9'8" Pvc double glazed window to rear, oak effect flooring, radiator, large storage cupboard and wardrobe.

BEDROOM THREE: 13'6" max / 11'7" min x 9'4" Pvc double glazed window to rear, double built-in wardrobe, oak flooring, radiator.

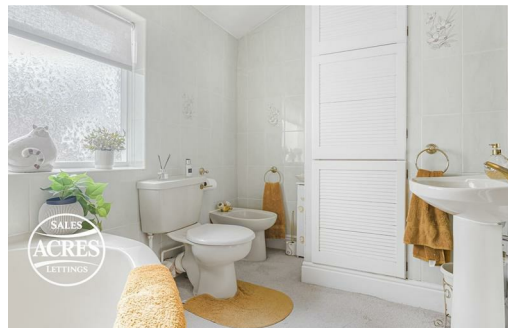
FAMILY BATHROOM: 10'1" x 6'6" Obscure glazed window to side, suite comprising corner bath with shower over, low level wc, bidet, wash hand basin, large airing cupboard, ladder style radiator.

STAIRS TO SECOND FLOOR LANDING: Velux skylight, eaves storage, space for desk/study area, doors to:

BEDROOM FOUR: 18' x 12'4" Glazed window to front, radiator, air conditioning unit.

BEDROOM FIVE: 11'6" x 10'6" Pvc double glazed window to rear, eaves storage, radiator, air conditioning unit.

OUTSIDE: Mature, private rear garden with lawn, paved patio area to side, shrubs, bushes and trees, pebbled area to rear with water feature.



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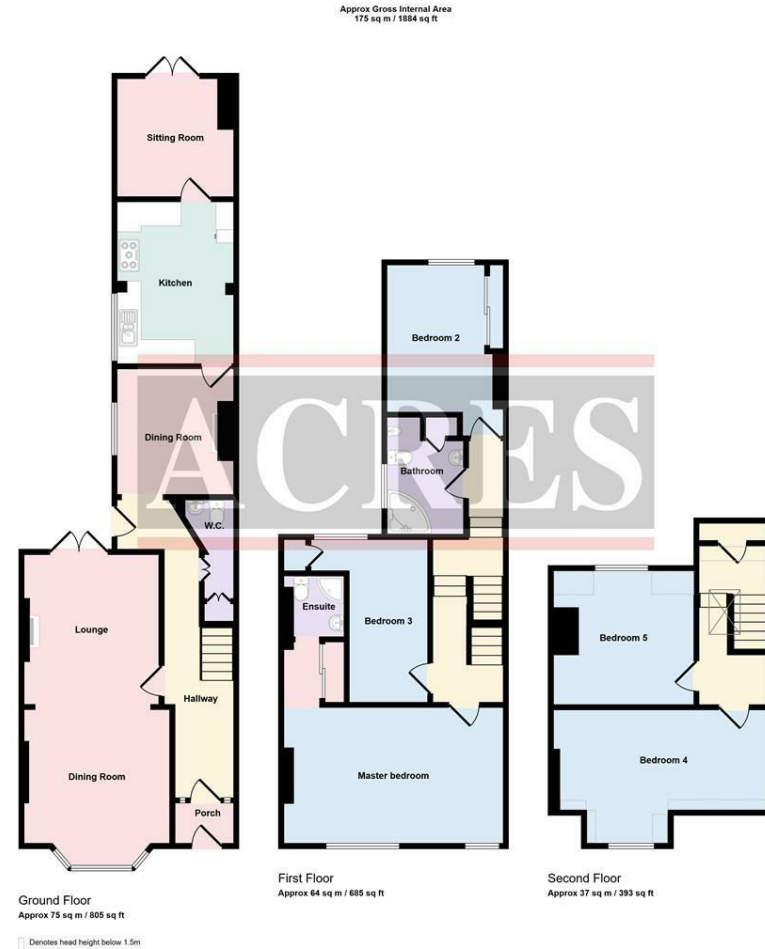


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Snaggy 360.

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.

