

ACRES

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

- Semi detached family home
- Three good sized bedrooms
- Family shower room
- Spacious lounge & separate dining room
- Fitted breakfast kitchen
- Gallery landing
- Well appointed shower room
- Scope to extend to the rear (subject to planning permission)
- No upward chain
- Convenient for transport links & well regarded schooling



CLARENCE ROAD, FOUR OAKS, B74 4AU - OFFERS OVER £400,000

Offered with no upward chain, this attractive, semi-detached family home is situated on the popular Clarence Road in Four Oaks, a highly regarded residential location known for its proximity to excellent schooling and commuter links. The property offers generous accommodation throughout, including two reception rooms, fitted breakfast kitchen, three good sized bedrooms and a family shower room, while also presenting excellent scope to extend to the rear (subject to the necessary planning permissions)—making it an ideal long-term family purchase.

Set back from the roadway behind a multi-vehicle paved driveway with side access, the property is entered via:

PORCH: Pvc double glazed door to side, pvc double glazed windows to front and rear, tiled flooring, glazed front door opens to:

RECEPTION HALL: Obscure glazed window to side, under stairs storage cupboard, stairs off, radiator, doors to:

LOUNGE: 14'1" x 11'11" Glazed box window to front, coal effect feature fireplace with marble hearth and surround, radiator.

DINING ROOM: 12' x 11'11" Pvc double glazed window to side, coal effect feature fireplace, radiator, steps up to:

FITTED KITCHEN: 15'5" max / 7'7" min x 11'10" max / 6'5" min Pvc double glazed window to rear, pvc double glazed door to side, one and a half bowl sink/drainage unit set into rolled edge work surfaces, tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, inset four ring gas hob with extractor canopy above, integrated oven, fridge/freezer and dishwasher, plumbing and space for washing machine, space for dining table and chairs, tiled floor.

STAIRS TO SPLIT DIRECTIONAL LANDING: Glazed window to side, space for desk or seating, radiator, doors to:

BEDROOM ONE: 11'11" max / 10'9" min x 11'3" Pvc double glazed window to front, radiator.

BEDROOM TWO: 9'5" x 9'2" Glazed window to side, radiator.

BEDROOM THREE: 11'11" x 7'6" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 7'1" max x 6'11" max Pvc double glazed window to side, matching suite comprising enclosed corner shower cubicle with glazed sliding shower screen, wash hand basin, low level wc, tiled walls, chrome ladder style radiator.

OUTSIDE: Side access, paved patio area for seating with steps up to lawn, borders having a variety of mature shrubs, bushes and trees, space for shed.

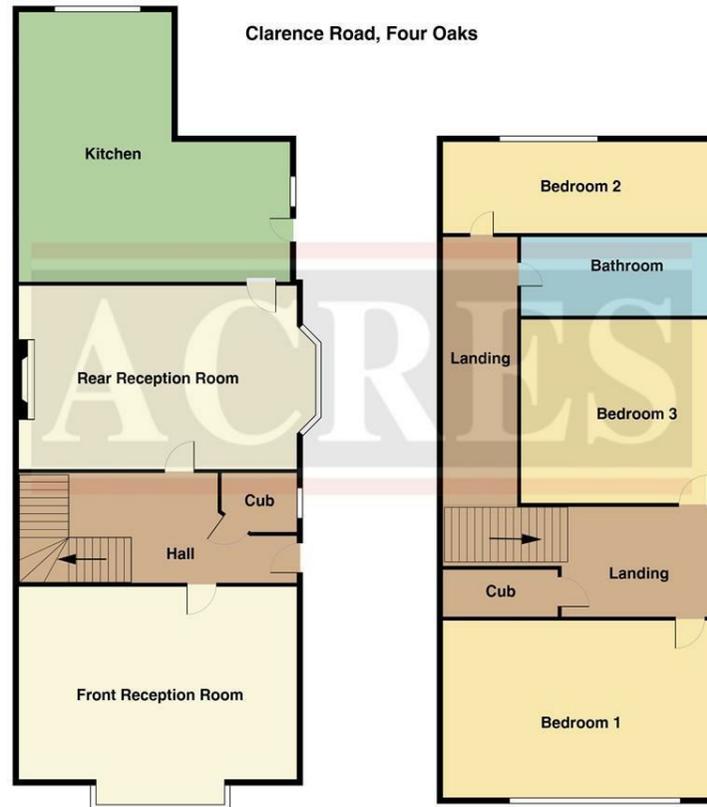


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(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 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.

