

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- Three well proportioned bedrooms
- Well appointed family bathroom
- Spacious through lounge/dining room
- Extended open-plan breakfast kitchen with family & dining areas
- Separate utility room
- Ground floor home office/study
- Guest WC & garage
- Large private rear garden with the added benefit of a charming separate secret garden beyond
- Ideally situated within easy reach of Mere Green & transport links
- Conveniently positioned for outstanding schools & Sutton Park



**593 LICHFIELD ROAD, FOUR OAKS, B74 4EG - OFFERS AROUND £495,000**

Occupying a sought after position on Lichfield Road in the heart of Four Oaks, this spacious and beautifully arranged semi-detached family home offers generous living accommodation perfectly suited to modern family life. Ideally located within easy reach of highly regarded schools, excellent local amenities, parks and transport links, the property boasts a superb extended open-plan breakfast kitchen and family living space, a through lounge/dining room, home office, utility room, garage and an impressive rear garden with a delightful additional secret garden beyond, creating a truly unique outdoor setting.

Set down a service road, off the main Lichfield Road, having hedging providing screening to fore, behind a multi-vehicle driveway, access to the property is gained via a pvc double glazed door into:

**PORCH:** Pvc double glazed windows to front and side, multi-locking front door with stained glass inset opens to:

**RECEPTION HALL:** Windows to front, stairs off, large storage cupboard, doors to:

**GUEST WC:** Low level wc, wash hand basin, wall hung sink unit with splash backs, useful storage cupboard, wood effect flooring, ladder style radiator.

**LOUNGE:** 14'1" x 12'8" max / 10'8" min Pvc double glazed window to front, feature fireplace with brick surround, tiled flooring, archway to:

**DINING AREA:** 12'4" x 10' Glazed door and windows to kitchen, radiator.

**STUDY:** 7'2" x 7' Pvc double glazed windows to side and rear, fitted cabinets.

**OPEN PLAN KITCHEN/DINING/LIVING AREA:** 21'8" max / 6' min x 12'6" max / 9'3" min Double glazed windows and French doors to rear, ceramic sink unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, space for oven/grill and four ring gas hob with extractor canopy over, spaces for dishwasher and American style fridge/freezer, tiled flooring, leading to breakfast/dining area having space for table and chairs.

**UTILITY:** One and a half bowl ceramic sink unit set into rolled edge work surfaces, fitted wall, base and drawer units, plumbing and space for washing machine and dryer, space for additional freezer.

**STAIRS TO LANDING:** Obscure glazed window to side, doors to:

**BEDROOM ONE:** 14'1" x 12'8" max / 10'9" min Pvc double glazed window to front, two alcoves offering space for fitted wardrobes, radiator.

**BEDROOM TWO:** 12'5" x 10'4" Pvc double glazed window to rear, double built-in wardrobe, radiator.

**BEDROOM THREE:** 9'3" x 7'5" Pvc double glazed window to front, radiator.

**BATHROOM:** 8'9" x 6'6" Obscure glazed window to side, white suite comprising bath with corner shower unit, wash hand basin, tiled splash backs, low level wc, wood effect flooring, radiator.

**GARAGE:** 15'2" x 7'4" Double opening garage doors to front (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area leading to a private rear garden having mature shrubs, bushes and trees, steps lead to a secondary garden area offering additional space for seating/entertaining.



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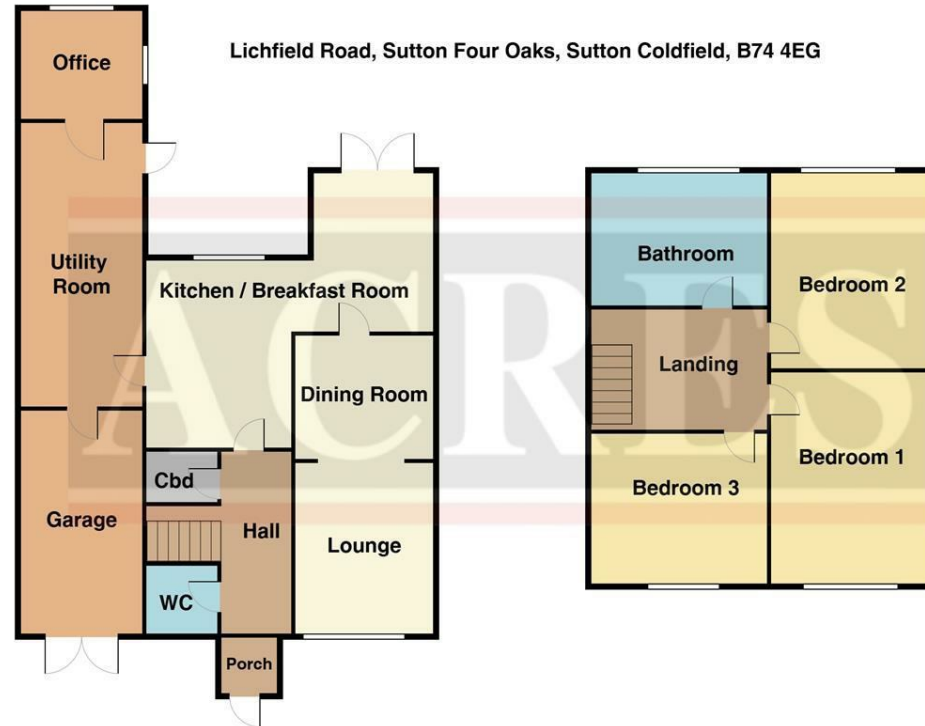


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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.