

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Two good bedrooms
- ◆ White bathroom
- ◆ Spacious rear lounge
- ◆ Open plan fitted breakfast kitchen
- ◆ Guests cloakroom/wc
- ◆ Rear garden
- ◆ Allocated and visitor parking spaces
- ◆ Set in a central, convenient location
- ◆ Close to well regarded schooling



34 BRAMBLE WAY, FOUR OAKS, B74 4JX

OFFERS AROUND £290,000

This spacious, freehold, end-townhouse, is set in a central, convenient location just a few hundred yards from well regarded schooling for all ages and is similarly placed for both shopping facilities at 'The Crown', as well as excellent public transport links including local buses. Four Oaks additionally provides access to the Cross City rail line and further benefits from the delights of Sutton Park. Complemented by gas central heating and having pvc double glazing (both where specified), to fully appreciate the property on offer we highly recommend an internal inspection. Briefly comprising reception hall, guests cloakroom/wc, fitted breakfast kitchen with appliances, open plan rear lounge, two bedrooms, white bathroom, rear garden and allocated/visitor parking space.

Set back from the roadway behind a lawned fore garden with shrubs and bushes, pathway gives access to the property via:

CANOPY PORCH: Half obscure timber stained front door opens to:

RECEPTION HALL: Radiator, tiled floor.

GUESTS CLOAKROOM/WC: White low flushing wc, wall hung wash hand basin, radiator, tiled floor.

FITTED BREAKFAST KITCHEN: 12'2" x 9'6" Pvc double glazed window to front, one and a half bowl sink unit having base unit beneath, there is a further range of fitted units to both base and wall level including drawers, integrated fridge and freezer, recesses for washing machine and dryer, integrated stainless steel oven having matching gas hob above with extractor canopy over, rolled edge work surfaces with tiled splash backs, radiator, space for breakfast table, tiled floor.

OPEN PLAN REAR LOUNGE: 14'4" x 13'7" max / 10'7" min Pvc double glazed window to rear together with double glazed double French doors to rear garden, double radiator, wood laminate flooring.

STAIRS TO LANDING: Wood laminate flooring.

BEDROOM ONE: 13'7" x 9'6" Pvc double glazed window to front, radiator, wood laminate flooring.

BEDROOM TWO: 13'7" max / 10'3" min x 9'10" max / 5'10" min Pvc double glazed window to rear, radiator, built-in storage cupboard with shelving, wood laminate flooring.

BATHROOM: Matching white suite comprising bath having shower over, wash hand basin, low flushing wc, radiator, tiled splash backs and floor.

OUTSIDE: Paved patio area to a lawned rear garden with timber fencing, timber shed and gate to side.

ALLOCATED PARKING: Set to the front of the property, additionally there is communal visitor parking



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



