

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedrooms
- Bathroom & separate wc
- Lounge/dining room
- Fitted kitchen
- Private rear garden
- Side recessed garage
- Open views overlooking fields to the front
- Excellent potential for modernisation
- Close to well regarded schools & amenities
- No upward chain



**MAYALL DRIVE, FOUR OAKS, B75 5LR - OFFERS AROUND £350,000**

Situated in a sought after position in the heart of Four Oaks, this semi-detached home offers fantastic potential for modernisation. This spacious family home, is set within proximity of well-regarded schooling and is approximately within a one-mile radius of Mere Green shopping centre, which offers an array of amenities and facilities including cafes, restaurants and supermarkets. Having readily available bus services close by and access to the Cross City rail line, the property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising porch, reception hall, through lounge/dining room, breakfast kitchen, three bedrooms, bathroom and separate wc. Outside there is a side recessed garage and a private rear garden, enjoying delightful open views overlooking surrounding fields, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway having lawned fore garden and flower/shrub borders, overlooking fields to the side, there are double side gates leading pvc obscure double glazed double doors into:

**PORCH:** Rustic brick wall, storage space, obscure glazed front door opens into:

**RECEPTION HALL:** Obscure glazed windows to front, built-in storage/cloaks cupboard, overhead storage and matching seat/storage cupboard, radiator, doors to:

**LOUNGE:** 15'11" x 11'1" max / 9'10" min Pvc double glazed window to front, feature fireplace, two alcoves for storage, radiator, archway leading to:

**DINING ROOM:** 11' x 9'5" Glazed sliding patio doors to conservatory, radiator.

**CONSERVATORY:** 10'1" x 9'9" Pvc double glazed windows and side and rear, door to side, tiled floor.

**FITTED KITCHEN:** 9'5" x 9'5" Pvc double glazed window to rear, obscure pvc double glazed door to side, single sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, space for cooker and fridge/freezer, plumbing and recess for washing machine, space for table, useful walk-in pantry, quarry tiled flooring.

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

**BEDROOM ONE:** 13'9" x 11'1" max / 9'10" min Pvc double glazed window to front, three double built-in wardrobes with storage over, two further built-in storage cupboards, radiator.

**BEDROOM TWO:** 11'1" x 9'7" Pvc double glazed window to rear, wash hand basin with vanity unit below and tiled splash back, two built-in storage cupboards, radiator.

**BEDROOM THREE:** 9'4" x 8'10" Pvc double glazed window to front, built-in storage unit, double wardrobe, drawer unit and overhead storage, radiator.

**BATHROOM:** 9'4" max / 6'11" min x 5'11" Pvc double glazed obscure window to rear, suite comprising bath with shower over, wash hand basin, tiled splash backs, wall mounted storage cupboard, additional storage cupboard, part tiled walls, radiator.

**SEPARATE WC:** Pvc double glazed obscure window to side, low level wc, part tiled walls.

**SIDE RECESSED GARAGE:** Double opening garage doors, double glazed windows to side. (Please check the suitability of this garage for any vehicles)

**OUTSIDE:** Large patio area for seating, generous lawn with borders having a variety of mature bushes, shrubs 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:** 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Mayall Drive, Sutton Coldfield, B75 5LR



**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.