

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 home
- Three bedrooms
- Well appointed bathroom
- Generous lounge
- Breakfast kitchen/diner
- Corner position with potential to extend (STPP)
- Mature rear garden
- Popular cul-de-sac location
- Close to well regarded schooling
- No upward chain



HOOK DRIVE, FOUR OAKS, B74 4LW - OFFERS AROUND £350,000

This well presented, semi-detached family home, is set in a popular cul-de-sac location, close to local shops and well regarded schooling for all ages. Having access to excellent public transport links by way of local bus services and the Cross City rail line, the property is also close to local amenities at Mere Green. The accommodation benefits from gas central heating and pvc double glazing (both where specified), it briefly comprises reception hall, large lounge, fitted kitchen/diner, three bedrooms, bathroom with white suite and a mature rear garden with potential to extend (STPP). All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway, on a corner plot behind a paved driveway, access to the accommodation is gained via a pathway leading to a multi-locking front door with an obscure pvc double glazed inset into:

RECEPTION HALL: Stairs off, radiator, doors to:

LOUNGE: 20'11" x 11'9" max / 10'7" min Pvc double glazed window to front, fireplace recess, wood effect flooring, two radiators.

FITTED KITCHEN/DINER: 18'6" max / 7'2" min x 10'8" max / 7'5" min Pvc double glazed window to rear, obscure pvc double glazed window to front, pvc double glazed French doors to side, Belfast sink set into box edged work surfaces, there is a range of matching units fitted to both base and wall level including drawers, complementary tiled splash backs, space for Range style cooker, fridge/freezer, plumbing and space for washing machine and dishwasher, large useful storage cupboard/pantry, dining area has space for table and chairs, tiled flooring, radiator.

STAIRS TO LANDING: Useful storage cupboard, doors to:

BEDROOM ONE: 11'8" x 11'2" Pvc double glazed window to front, wood effect flooring, radiator.

BEDROOM TWO: 12'5" max / 6'8" min x 11'5" max / 7'9" min Pvc double glazed windows to front and side, wood effect flooring, radiator.

BEDROOM THREE: 8'8" x 7'8" Pvc double glazed window to rear, wood effect flooring, radiator.

BATHROOM: 10'6" max / 4'7" min x 6'3" Two obscure pvc double glazed window to rear, white suite comprising corner bath with shower over and glazed shower screen, marble effect tiled splash backs, part tiled walls, wash hand basin with sensor mirror over, low level wc, wood effect flooring, radiator.

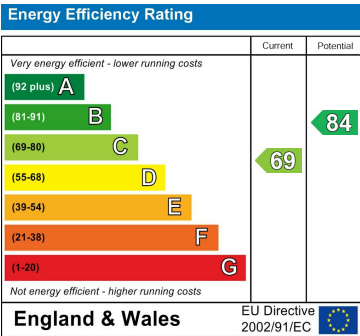
OUTSIDE: Paved patio area leading to lawn with shrubs, bushes and trees, occupying a corner plot offering an element of privacy.



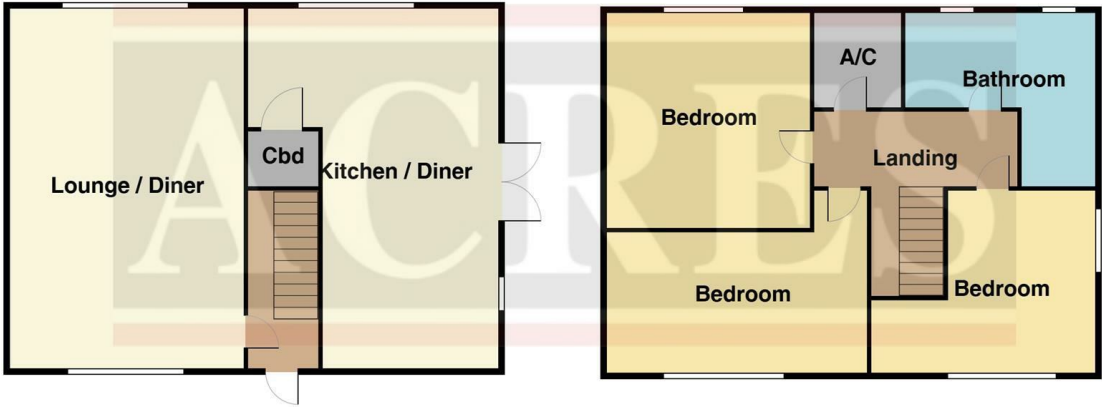
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 323 3088



Hook Drive, Sutton Coldfield, B74 4LW



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.