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
- Sought after Four Oaks location
- Desirable corner position
- Spacious lounge/diner
- Breakfast kitchen
- Two ground floor bedrooms/reception rooms and shower room
- Three further first floor double bedrooms
- Scope to extend to the side and rear, subject to planning/consent
- Close to shops and transport links at Mere Green
- No upward chain





MAINWARING DRIVE, FOUR OAKS, B75 5QA - OFFERS AROUND £475,000

Situated in a sought after Four Oaks location, close to Mere Green where you will find an array of shops, bars and restaurants, together with bus and rail links. This semi-detached family home occupies a desirable corner position and is offered for sale with no upward chain. The property offers versatile accommodation, including a spacious lounge/diner, breakfast kitchen, two ground floor bedrooms/reception rooms and shower room, together with three further double bedrooms. Offering exciting potential to extend to the side and rear, subject to the necessary planning permission and consent, the property is conveniently located close to local shops and good transport links.

In a corner position, set back from the roadway behind a tarmac driveway, there is a gravel border to fore and access to the accommodation is gained via a pvc double glazed door opens to:

PORCH: Part obscure glazed front door opens to:

RECEPTION HALL: Useful under stairs storage cupboard, stairs off, radiator, doors to:

LOUNGE: 17'7" x 12'5" max / 11'3" min Pvc double glazed window and door to rear, obscure glazed picture window to hallway, wood effect flooring, fireplace recess, radiator.

BEDROOM ONE: 11'11" x 11'10" Pvc double glazed window to front with fitted shutters, radiator.

BEDROOM FIVE: 10'1" x 8'11" Pvc double glazed window to side, wood effect flooring radiator

FAMILY SHOWER ROOM: 8' x 6'3" Obscure pvc double glazed window to side, white suite comprising walk-in double shower with glazed shower screen, low level wc, wash hand basin with vanity unit below, tiled walls and flooring, storage/linen cupboard, ladder style radiator.

FITTED KITCHEN: 13'4" x 9'10" Pvc double glazed window to rear, obscure glazed window to side, stainless steel sink/drainer 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 cooker, extractor hood, tiled splash backs, space for fridge/freezer, tiled style flooring, radiator, space for breakfast table.

STAIRS TO LANDING: Useful storage cupboard, doors off to:

BEDROOM TWO: 12'5" x 10'3" Pvc double glazed window to rear, three double built-in wardrobes, radiator.

BEDROOM THREE: 12'4" x 10'7" Pvc double glazed window to front, radiator.

BEDROOM FOUR: 12'9" x 10'4" Pvc double glazed window to side, three double built-in wardrobes, radiator.

GARAGE: 16'11" x 8'5" Up and over garage door, fitted wall units (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Occupying a corner position with wraparound patio and steps leading to lawn, additional seating area with space for hot tub, mature trees provide privacy, timber fencing, space for two sheds, provides potential for further extension/alteration to the side and rear (subject to planning permission/consent)





















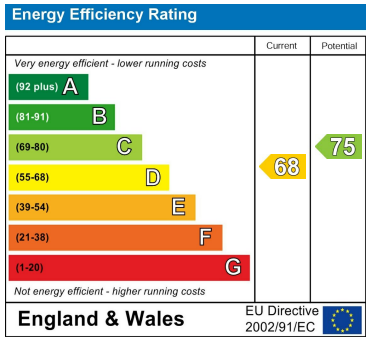
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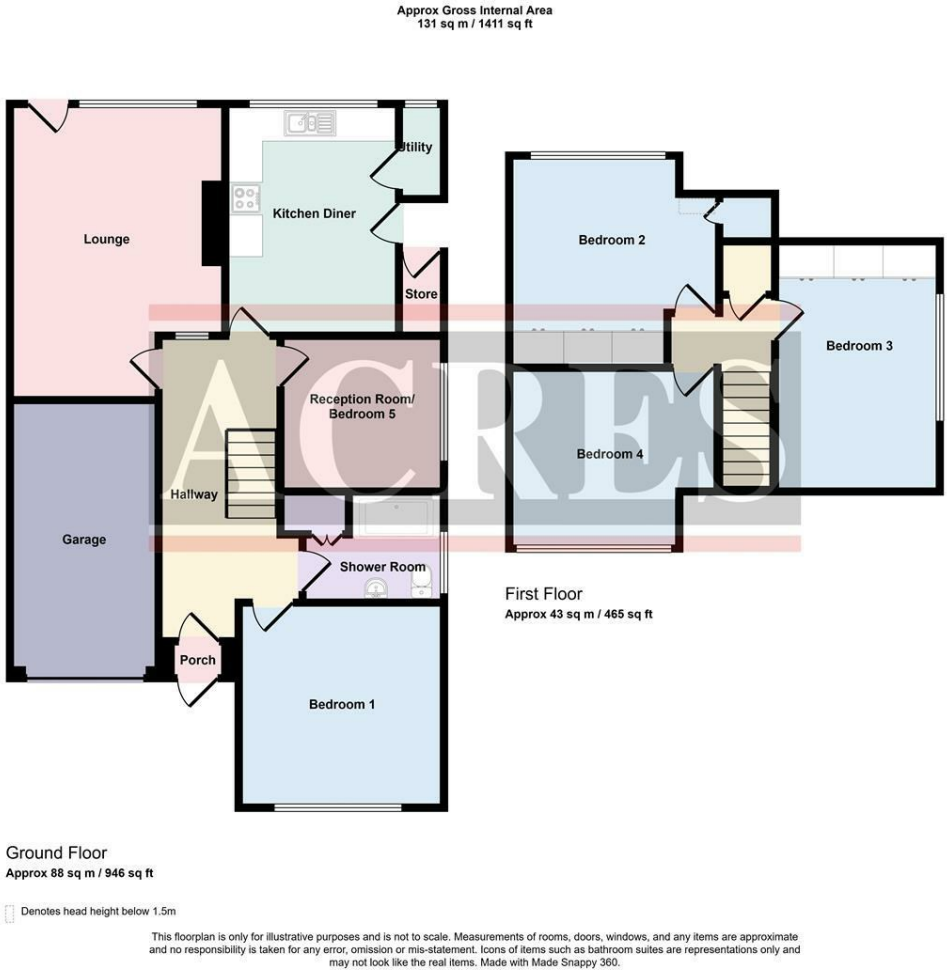
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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.