

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Extended & improved semi-detached family home
- Spacious family lounge
- Superb open-plan kitchen, dining & living space
- Separate annexe kitchen/utility area
- Ground floor annexe bedroom with adjoining shower area
- Conservatory overlooking the rear garden
- Three well proportioned first floor bedrooms
- Shower room
- No upward chain
- Close to school, transport links & shopping facilities.



**BLACKBERRY LANE, FOUR OAKS, B74 4JS - OFFERS AROUND £475,000**

Situated in a highly sought after position on Blackberry Lane, this extended and improved semi-detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Thoughtfully arranged over two floors, the property features a welcoming family lounge, an impressive open-plan kitchen, dining and living space complemented by a separate secondary kitchen, together with a ground floor bedroom and shower area, ideal for multi-generational living or guest accommodation. A conservatory overlooks the private rear garden, whilst the first floor provides three well-proportioned bedrooms and a well-appointed family shower room. Offered with no upward chain, and ideally positioned within the catchment for highly regarded schools, as well as being close to local amenities and excellent transport links, this is a superb opportunity to acquire a spacious family home in one of Four Oaks' most desirable locations.

Set back from the roadway behind a multi-vehicle paved driveway with fore garden having shrubs and bushes, access to the accommodation is gained via a multi-locking composite front door opening to:

RECEPTION HALL: Obscure glazed window to front, marble effect tiled flooring, picture window into lounge, useful under stairs storage cupboard, stairs off, radiator, door to:

LOUNGE: 15'10" x 11'10" max / 10'8" min Pvc double glazed bay window to front, marble effect tiled flooring, coal effect feature fireplace with stone hearth and surround, cylinder radiator.

DAY ROOM: 13'4" x 10'4" max / 9'1" min Obscure glazed door, space and electrical supply for media wall, archway to:

OPEN PLAN KITCHEN/DINING AREA: 18'3" max / 7'11" min x 18' max / 8'4" min Pvc double glazed French doors to rear, single drainer sink unit set into rolled edge work surfaces, ceramic hob, inset oven and grill, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, large useful storage cupboard/pantry, space for dining table, cylinder radiator, marble effect tiled flooring.

UTILITY/ANNEXE KITCHEN: 17'3" x 8' Two pvc double glazed windows to side, one and a half bowl stainless steel sink/drainers unit set into rolled edge work surfaces, inset four ring gas hob, fitted units to base and wall level including drawers, marble effect tiled flooring, cylinder radiator, obscure glazed sliding doors to conservatory.

GROUND FLOOR ANNEXE BEDROOM & SHOWER AREA: 18'2" x 7'7" Pvc double glazed bay window to front, designed with part tiled flooring, enclosed shower cubicle with sliding glazed doors, wall hung sink unit, wall mounted cabinet, cylinder radiator.

CONSERVATORY: 11'5" x 8'1" Pvc double glazed windows to side and rear, pvc double glazed French doors to side, marble effect flooring.

GUESTS WC: Obscure pvc double glazed window to side, low level wc, wash hand basin, tiled walls and floor.

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

BEDROOM ONE: 15'11" x 11'10" max / 9'10" min Pvc double glazed bay window to front, four single built-in wardrobes, radiator.

BEDROOM TWO: 14' x 10'3" Pvc double glazed bay window to rear, double built-in wardrobe, radiator.

BEDROOM THREE: 8'10" x 8' Pvc double glazed window to rear, drawer units, storage cupboard.

SHOWER ROOM: 7'5" x 6'3" Obscure pvc double glazed window to rear, corner shower cubicle with glazed shower screen, built-in wash hand basin with vanity unit below, tiled walls, chrome ladder style radiator.

SEPARATE WC: Obscure glazed window to side, low level wc.

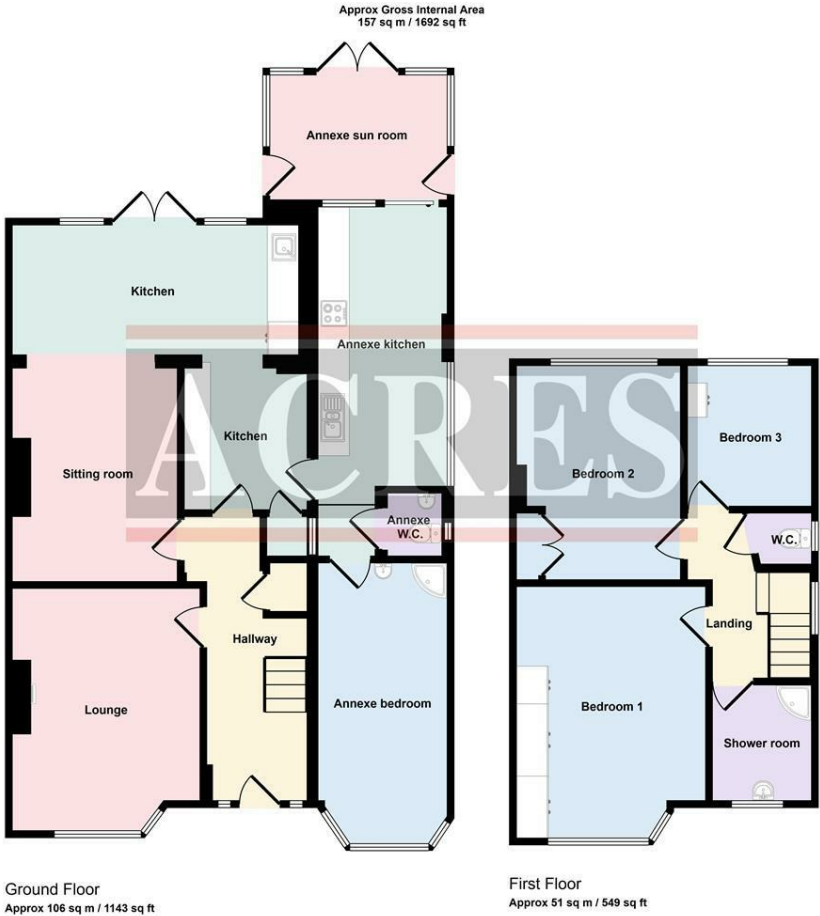
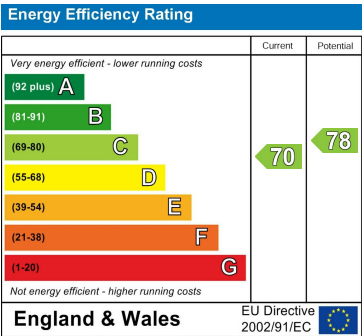
OUTSIDE: Paved patio area with low maintenance lawn, there is a variety of mature shrubs and bushes, additional side garden, having a good degree of privacy.



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 BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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