

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four bedrooms
- Well appointed white bathroom
- Spacious through lounge/dining room
- Rear conservatory
- Fitted kitchen with integrated appliances
- Laundry room
- Side deep tandem garage
- Patio & generous rear garden
- Centrally located cul-de-sac
- No upward cahin



ROUGHLEY DRIVE, FOUR OAKS, B75 6PW - OFFERS AROUND £420,000

Acres are delighted to offer this much improved and enlarged Freehold, deceptively spacious semi-detached family home, which enjoys a cul-de-sac setting in a central and highly convenient location. Mere Green Shopping Centre, with its excellent choice of restaurants, cafés and everyday facilities, is only a short walk away, as are excellent public transport links including access to the Cross City rail line. The area additionally offers well regarded schooling. Benefiting from gas central heating and pvc double glazing (both where specified), the accommodation includes a fully enclosed porch leading into a welcoming reception hall, a substantial through lounge/dining room, a rear conservatory, a fitted kitchen with integrated appliances and separate rear laundry room. To the first floor there are three bedrooms and a well appointed family bathroom with white suite, while the second floor provides a generous master bedroom set to the rear with views over the mature garden. Externally, the property benefits from a side tandem garage and well maintained gardens.

Set back from the roadway behind a fore garden, the property benefits from a deep tarmac driveway to the side. Access is gained via a pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Part pvc double-glazed door then leads into:

WELCOMING RECEPTION HALL: Double radiator, wood laminate flooring, useful cloaks/storage cupboard.

THROUGH LOUNGE/DINING ROOM: 23'6" x 11'7" Pvc double glazed window to the front, two double radiators, wood laminate flooring, with double glazed patio doors opening through to:

REAR CONSERVATORY: 11'8" x 9'6" Pvc double glazed windows to the rear, further pvc double glazed patio doors to the side, a double radiator, matching wood laminate flooring — creating a bright and versatile living space.

FITTED KITCHEN: 16'6" max / 11'10" min x 8' Pvc double glazed windows to the side and rear and a double glazed door opening to the patio, single drainer sink unit set into rolled edge work surfaces with tiled splashbacks, there is a range of fitted high gloss base and wall units, including pan drawers, integrated dishwasher and fridge, elevated stainless steel oven with separate grill, co-ordinating fitted gas hob with extractor canopy above and useful pantry cupboard.

STAIRS TO LANDING: Pvc double glazed obscure window to the side.

BEDROOM TWO: 11'9" x 11'9" Pvc double glazed windows to the rear, double radiator and wood laminate flooring.

BEDROOM THREE: 11'9" x 11'6" Pvc double glazed window to the front, double radiator.

BEDROOM FOUR 8' x 8' plus door recess Pvc double glazed window to the front, radiator.

FAMILY BATHROOM: Pvc double glazed obscure windows to the side and rear and is fitted with a matching white suite comprising bath, vanity wash hand basin with double base unit beneath and further fitted units, low level wc, enclosed shower cubicle with glazed splash screens, there is a chrome ladder style radiator and fully tiled walls.

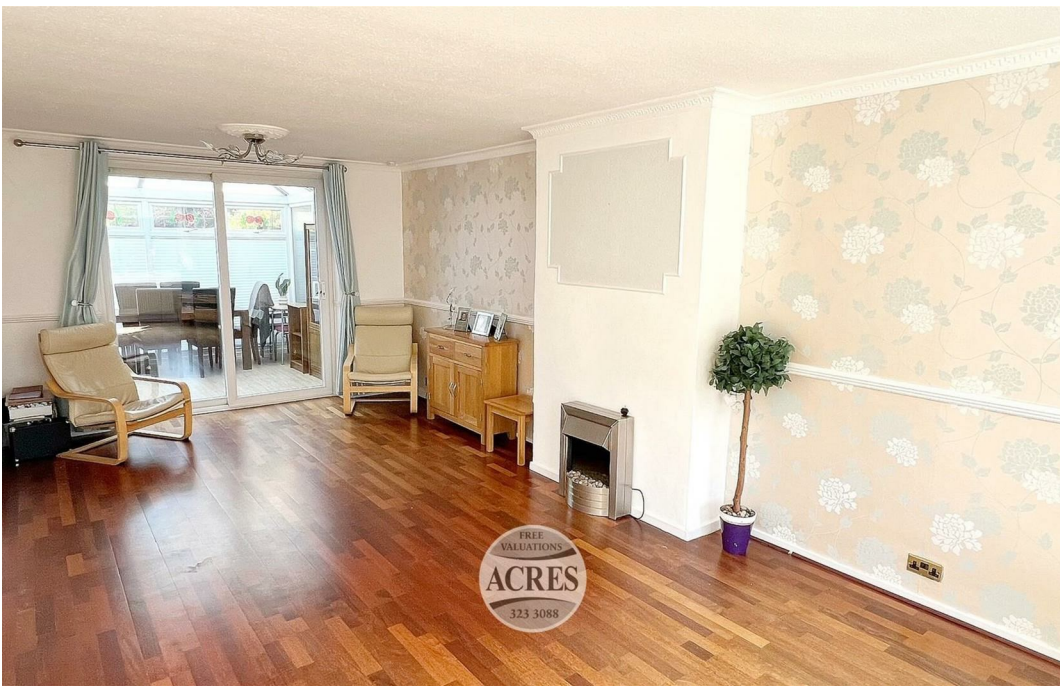
RETURN STAIRS TO SECOND FLOOR LANDING: Pvc double glazed window to the side.

BEDROOM ONE 14'6" x 12'10" Pvc double glazed window to the rear, double radiator.

LAUNDRY ROOM 7'6" x 3'7": Pvc double glazed window and part double glazed door to the patio, plumbing for a washing machine, space for fridge/freezer, rolled edge worktop — a practical and versatile utility space.

SIDE TANDEM GARAGE: A deep tandem garage with window and door to side provides excellent storage or secure parking.

OUTSIDE: To the rear is a pleasant patio area leading to a lawned garden with mature shrubs and bushes — ideal for outdoor relaxation and entertaining.

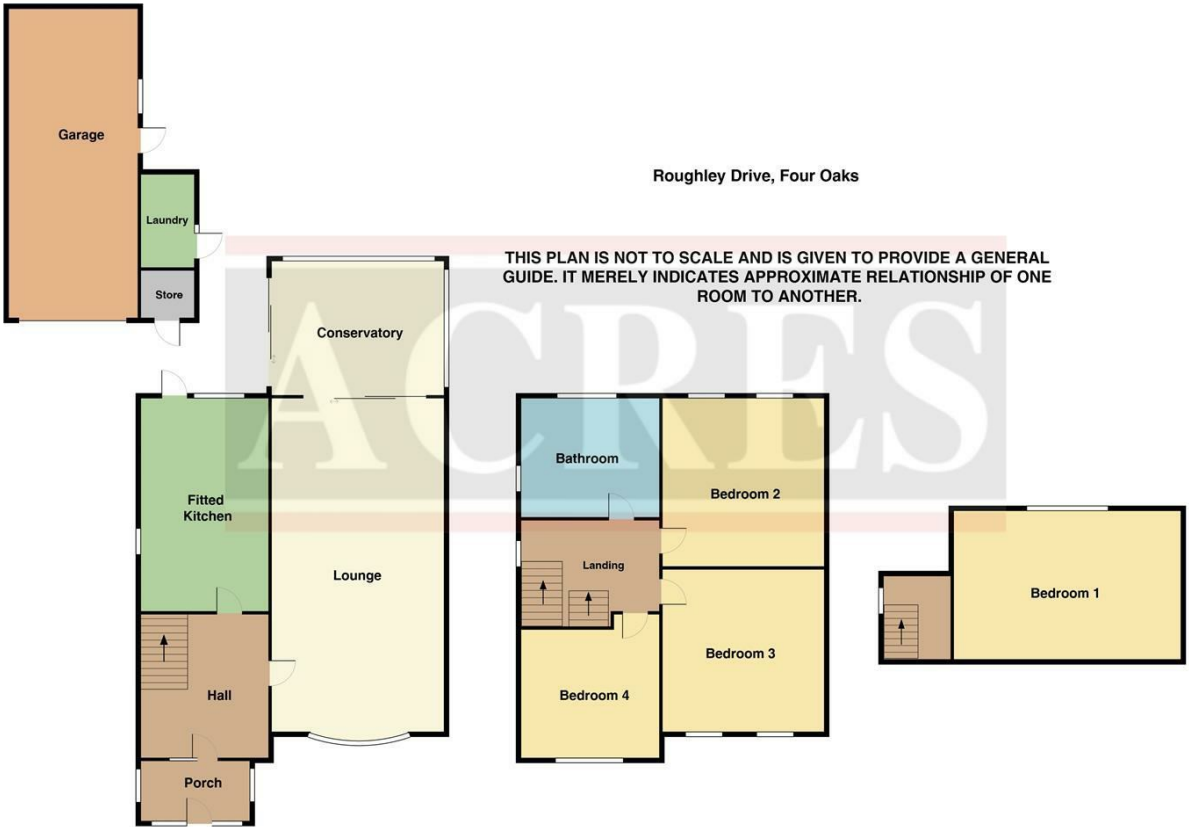


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	62	
England & Wales		
EU Directive 2002/91/EC		



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.