

# ACRES

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SALES  
**ACRES**  
LETTINGS

- Detached family home
- Four good sized bedrooms
- En-suite shower room to bedroom one
- Well appointed family bathroom
- Extended kitchen/diner and living space
- Additional extended family /dining room
- Separate formal lounge
- Private rear garden with open views over fields.
- Additional side garden with development potential (STPP)
- Close to local schooling, Mere Green & transport links



**WORCESTER LANE, FOUR OAKS, B75 5NL - OFFERS OVER £700,000**

This impressive, detached home occupies a desirable position on Worcester Lane and provides spacious accommodation throughout. The ground floor centres around an extended open-plan kitchen/diner and living area, alongside a further extended family room and separate formal lounge. Additionally there is a utility room, guests wc and garage styled store room.

Upstairs are four well proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Outside, the property benefits from a private rear garden with open views over fields and an additional side garden offering scope for extension or development, subject to the necessary consents.

The home is conveniently positioned for local schools, amenities and transport links, with the shops, cafés and restaurants of Mere Green all within easy reach.

Set back from the roadway behind a multi-vehicle paved driveway, access to the property is gained via a multi-locking obscure glazed front door into:

**RECEPTION HALL:** Obscure pvc double glazed window to side, stairs off, useful under stairs storage cupboard, radiator, doors to:

**LOUNGE:** 14'9" x 11'9" Pvc double glazed bay window to front, glazed doors to extended family room, log burning stove with slate style hearth and rustic surround, radiator.

**EXTENDED FAMILY / DINING ROOM:** 20'1" x 8'8" Pvc double glazed window to side, double glazed doors to rear, Velux skylight, wood effect flooring, two radiators.

**OPEN PLAN KITCHEN/DINER COMBINING SEATING AREA:** 21'6" max / 14'1" min x 18'3" max / 6'4" min Double glazed bi-fold doors and window to rear, sink/drainer unit set into quartz work surfaces, there is a range of matching units set into both base and wall level including drawers, white brick effect tiled splash backs, space for Range style cooker and American style fridge/freezer, integrated dishwasher, larder unit, tiled floor, space for media wall, seating and dining table, radiator, glazed door to utility.

**UTILITY ROOM:** Obscure glazed window to side, double bowl sink/drainer unit set into quartz work surfaces, fitted units to both base and wall level, space and plumbing for washing machine and dryer, tiled floor, door to:

**GUEST WC:** Low level wc, wash hand basin, tiled splash backs, radiator.

**STAIRS TO LANDING:** Doors to:

**BEDROOM ONE:** 16'9" x 9'4" Pvc double glazed windows to front and rear, space for a range of wardrobes to create a dressing area, two radiators, glazed door opens to:

**EN-SUITE SHOWER ROOM:** Obscure pvc double glazed window to side, shower cubicle with glazed sliding screen, tiled splash backs, wash hand basin with vanity unit below, low level wc, chrome ladder style radiator, tiled flooring.

**BEDROOM TWO:** 12'4" x 10'8" Pvc double glazed window to front, double built-in wardrobe, radiator.

**BEDROOM THREE:** 11'5" x 10'8" Pvc double glazed window to rear, double built-in wardrobe, radiator.

**BEDROOM FOUR:** 8'7" x 7'3" Pvc double glazed window to front, one single and one double built-in wardrobes, radiator.

**FAMILY BATHROOM:** 12'3" max / 7'3" min x 9'1" Obscure pvc double glazed window to rear, matching suite comprising walk-in shower cubicle with glazed shower screen, feature tiled splash backs, wash hand basin with vanity unit below, low level wc, tiled walls and floor, chrome ladder style radiator.

**GARAGE STYLE STORE ROOM:** 8'9" x 7'4" Up and over garage door to front, obscure glazed door to side.

**OUTSIDE:** To the side of the property there is a large second garden area being approximately 80 ft long, being versatile space. To the rear is a mature, landscaped garden having central circular lawn, wraparound patio area, bin store, raised rear patio for seating, pergola, water feature, borders with mature shrubs and bushes, timber fencing, having picturesque views over open fields to the side.

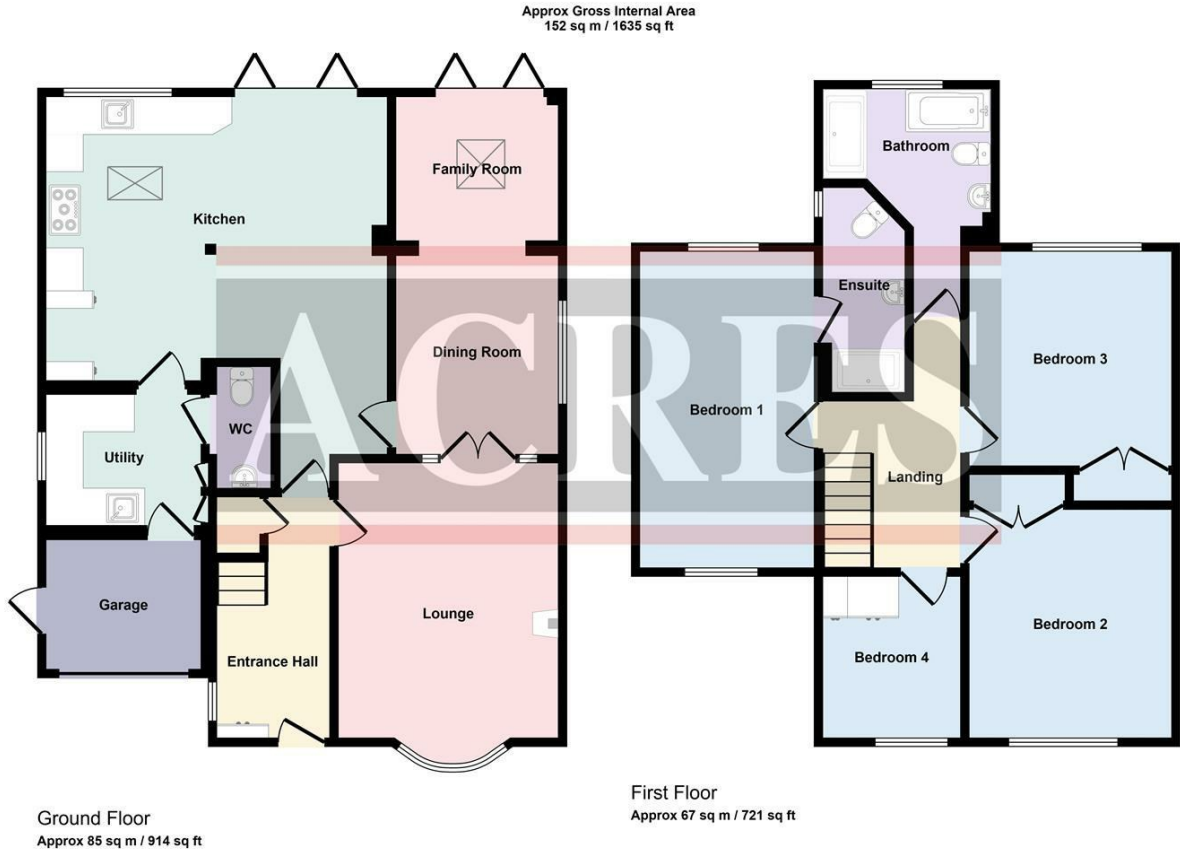


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** E                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088

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>	74	79
(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	



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.

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.

