

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three bedrooms
- Family bathroom with white suite
- Lounge with bay window to fore
- Separate dining room
- Re-fitted kitchen with hob & oven
- Generous, mature rear garden
- Set in a central, convenient location
- Excellent schools & transport links close to hand
- No upward chain



WHITE FARM ROAD, FOUR OAKS, B74 4LG - OFFERS AROUND £350,000

This freehold, traditional styled semi-detached family home, is set in a central, convenient location, just a short stroll from well regarded schooling for all ages and is similarly placed for local shopping facilities, together with excellent public transport links. Offering gas central heating and pvc double glazing (both where specified), the property additionally has renewed, fitted carpets. Briefly comprising reception hall, lounge with bay window to fore, separate rear dining room, re-fitted kitchen with integrated hob and oven, three bedrooms, two having wardrobes, family bathroom with white suite, rear garden and parking to fore. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a fore garden with side shrubs and bushes, there is a driveway providing off road parking. Access is gained to the accommodation via a pvc front door having double glazed inset opening to:

RECEPTION HALL: Pvc double glazed window to front, radiator, under stairs storage cupboard.

LOUNGE: 14'2" max into bay / 10'9" min x 11'3" max / 10'2" min Pvc double glazed bay window to fore, double radiator, fire surround having slate hearth and mantle.

REAR DINING ROOM: 13'6" max / 11'6" min x 11'3" max / 10'3" min Pvc double glazed square bay window to rear, radiator.

FITTED KITCHEN: 7'7" x 5'8" Pvc double glazed window to side, part double glazed door to rear, single drainer sink unit set into wooden work surfaces having fitted base units, integrated oven with hob above, recesses for appliances.

STAIRS TO LANDING: PVC double glazed obscure window to side.

BEDROOM ONE: 14'6" max into bay / 11'3" min x 11'3" max / 9'5" min Pvc double glazed bay window to fore, double and single fitted wardrobes, radiator.

BEDROOM TWO: 11'6" x 11'3" max / 10' min Pvc double glazed window to rear, radiator, two double fitted wardrobes with central dressing recess having mirror.

BEDROOM THREE: 6'8" x 5'10" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: Pvc double glazed obscure windows to side and rear, matching white suite comprising bath with shower over, wash hand basin, low flushing wc, tiled floor, chrome ladder style radiator.

OUTSIDE: Paved patio area to a lawned rear garden having various shrubs and bushes, store room.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	



White Farm Road, Four Oaks



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 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.