

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three generous bedrooms
- Well appointed shower room
- Spacious family lounge
- Separate dining room & conservatory
- Well appointed breakfast kitchen
- Generous rear garden
- Driveway providing off-road parking & car port.
- Within easy reach of well regarded schools & transport links
- Close to Sutton Park & local shopping facilities at Mere Green
- Excellent scope for extension or further development (STPP).



WORCESTER LANE, FOUR OAKS, B75 5NJ - OFFERS AROUND £475,000

Occupying a sought after position on Worcester Lane, this well proportioned semi-detached family home offers spacious accommodation, a beautifully landscaped rear garden, and excellent potential for further extension or redevelopment (subject to the necessary planning permissions and consents). Featuring generous living spaces, good sized bedrooms, and an enviable location close to highly regarded schools, local amenities and excellent transport links, this is an ideal opportunity for families and buyers looking to create a long-term home with scope to add further value.

Set back from the roadway behind a large multi-vehicle driveway and car port, access to the property is gained via an obscure multi-locking front door to side into:

RECEPTION HALL: Obscure pvc double glazed window to side, stairs off, radiator, doors to:

LOUNGE: 13'9" x 11'3" max / 9'8" min Pvc double glazed window to front, log effect feature fireplace recessed into wall, radiator, archway to:

CONSERVATORY: 12'4" x 9'8" Pvc double glazed windows to each elevation and French doors to side, wood effect flooring.

DINING/DAY ROOM: 13'9" max / 12'8" min x 8'9" Double glazed window to front, log effect feature fireplace recessed into wall, wood effect flooring, radiator.

FITTED KITCHEN: 10'5" x 7'8" Pvc double glazed window and door to rear, stainless steel sink/drainage unit set into rolled edge work surfaces with inset spotlights over, there is a range of matching units fitted to both base and wall level including drawers, five ring gas hob with extractor canopy above and splash back, double oven and grill, integrated dishwasher, space for fridge/freezer, large pantry cupboard, plumbing and space for washing machine, radiator, tiled flooring.

STAIRS TO LANDING: Pvc double glazed window to side, doors to:

BEDROOM ONE: 13'9" x 11'3" max / 9'11" min Pvc double glazed windows to front and rear, two single built-in wardrobes, radiator.

BEDROOM TWO: 13'9" max / 12'8" min x 8'8" Pvc double glazed window to front, built-in wardrobe, radiator.

BEDROOM THREE: 8'6" x 8'4" Pvc double glazed window to rear, wood effect flooring, radiator.

FAMILY BATHROOM: 7'9" x 5'8" Obscure pvc double glazed window to rear, corner enclosed double shower unit with tiled splash backs, wash hand basin with vanity unit below, low level wc, wall mounted storage unit, tiled walls, wood effect flooring, chrome ladder style radiator.

OUTSIDE: Porcelain tiled patio area with pagoda being an ideal entertaining space, space for hot tub and fire pit, lawn with borders having mature shrubs, bushes and trees, three useful brick built stores, workshop, outside wc.

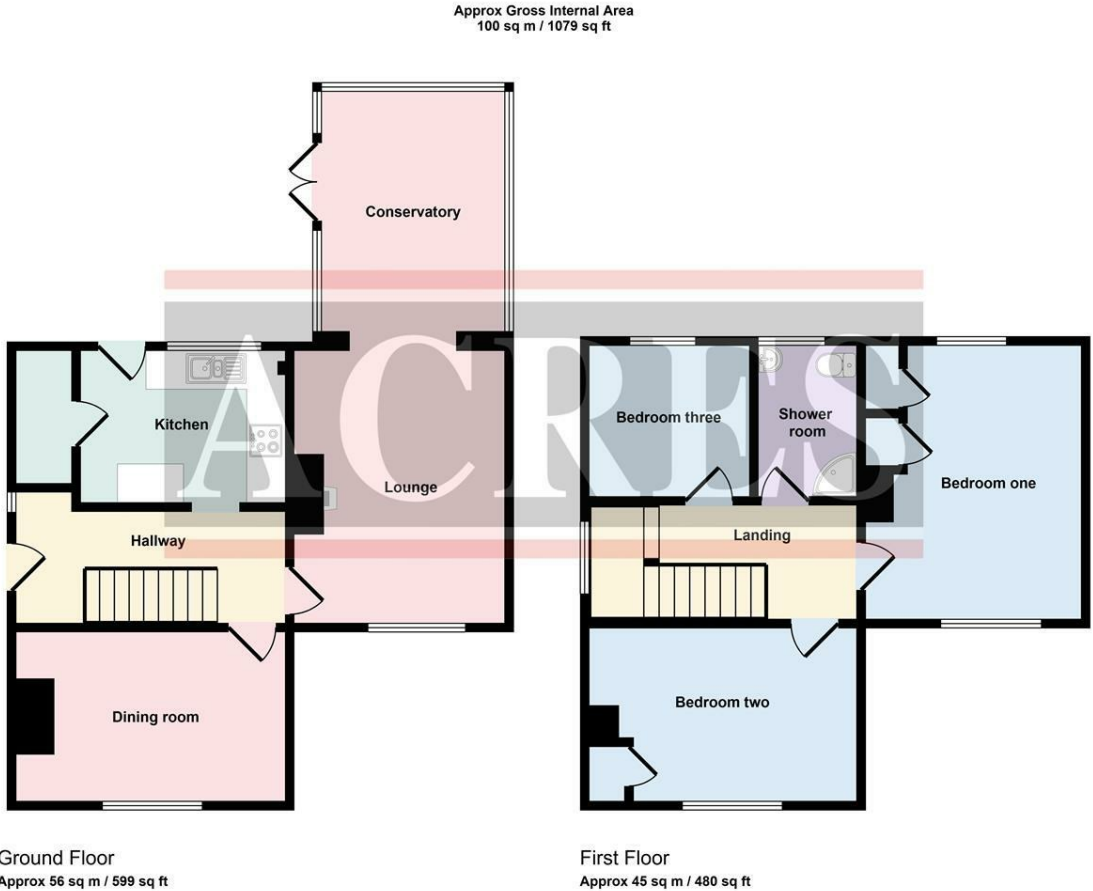


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		
	70	76
England & Wales		
	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.