

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- Three good bedrooms
- Well appointed white bathroom
- Spacious through lounge
- Substantial fitted dining kitchen
- Large rear home office/play room
- Much improved & well presented
- Set in a centrally located cul-de-sac
- Sought after location
- Close to well regarded schooling
- No upward chain



HARCOURT DRIVE, FOUR OAKS, B74 4LN - OFFERS OVER £360,000

This delightful, well presented and much improved, spacious, freehold, semi-detached family home, is set in a centrally located cul-de-sac, ideally placed for well regarded local schools. Four Oaks offers access to both the Cross City rail line, local bus services as well as an array of shops, restaurants and amenities at Mere Green. Complemented by gas central heating and having pvc double glazing (both where specified), to fully appreciate the property on offer, it's true proportions and host of improvements, we highly recommend an internal inspection. Briefly comprising reception hall, spacious through lounge, fitted breakfast kitchen, three good sized bedrooms, family bathroom, mature rear garden and rear home office/den.

Set back from the roadway behind a multi vehicular tarmac driveway accesses:

CANOPY PORCH: Multi-locking front door opening to:

RECEPTION HALL: Radiator with cover, oak flooring, stairs off.

ATTRACTIVE SPACIOUS THROUGH LOUNGE: 18'7" x 11'9" Pvc double glazed window to front, pvc double glazed double French doors to rear, radiator with cover.

SUBSTANTIAL FITTED BREAKFAST KITCHEN: 19' max / 7'3" min x 11'2" max / 7'10" min Pvc double glazed window to rear, one and a half bowl sink unit set into rolled edge work surfaces having complementary tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including drawers, elevated stainless steel oven having separate grill, fitted electric hob with extractor canopy over, recesses for washing machine and dishwasher. Breakfast Area: Having pvc double glazed window to front, further base and wall units matching to kitchen with additional work tops and recess for dryer, space for breakfast table, radiator, stable door with double glazed inset to side.

STAIRS TO LANDING: Linen/storage cupboard.

BEDROOM ONE: 12' x 10'7" plus door recess Pvc double glazed window to front, radiator.

BEDROOM TWO: 12'7" max / 4'8" min x 11'3" max / 8' min Pvc double glazed windows to front and side, radiator, built-in storage cupboard/wardrobe.

BEDROOM THREE: 8'10" x 8'1" Pvc double glazed window to rear, double radiator.

BATHROOM: Two pvc double glazed obscure windows to rear, matching white suite comprising 'P'-shaped bath having side splash screen, fitted shower, vanity wash hand basin with base unit beneath, low flushing wc, contemporary tiling to walls, radiator, vinyl flooring.

OUTSIDE: Paved patio area with outside tap to a lawned rear garden flanked by timber fencing, having central pathway, timber shed to rear.

LARGE REAR HOME OFFICE/DEN: Double glazed double French doors to rear garden with three further double glazed windows, internal power and lighting together with panel room heaters.



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 : C **COUNCIL :** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Harcourt Drive, 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 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.