

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Unique mid terraced property
- Tastefully decorated throughout
- Modernised breakfast kitchen
- Cosy lounge with feature mezzanine area
- Well appointed bathroom
- Bedroom with built in wardrobe
- Located in the heart of Mere Green
- Ideal for First time buyers, downsizers or investors
- Sought after and popular location
- Close to local buses and train station



**81A MERE GREEN ROAD, FOUR OAKS, B75 5BY - GUIDE PRICE £160,000**

A Freehold property set in Council Tax Band A, this immaculately presented, character, one bedroom terraced home has been thoughtfully designed and tastefully decorated throughout to create this delightful unique home. Complemented by gas central heating and pvc double glazing (both where specified) this fabulous property would be suitable for first time buyers, downsizers or investors. To truly appreciate the accommodation on offer, we higher recommend an internal inspection. The accommodation briefly comprises; modernised fitted breakfast kitchen, lounge on the first floor with feature mezzanine area, one bedroom with built in wardrobes and a well appointed, renewed ground floor bathroom.

This immaculately presented, character, one bedroom terraced home has been thoughtfully designed and tastefully decorated throughout to create this delightful unique home. Located in the heart of Mere Green on Mere Green Road, the property is a short stroll from local shops, bars and restaurants as well as being ideally placed for transport links which include the local bus service on Mere Green Road and the cross city rail line at Four Oaks station. Complemented by gas central heating and pvc double glazing (both where specified) this fabulous property would be suitable for first time buyers, downsizers or investors. To truly appreciate the accommodation on offer, we higher recommend an internal inspection. The accommodation briefly comprises; modernised fitted breakfast kitchen, lounge on the first floor with feature mezzanine area, one bedroom with built in wardrobes and a well appointed, renewed ground floor bathroom.

Set back from the roadway behind a driveway, there is a pathway that leads to the property through a wrought iron gate leading to front door with obscure glazed window to:

#### **MODERNISED BREAKFAST KITCHEN:**

15'9" x 5'11" max x 5'6" min

Pvc double glazed window to front, stainless steel sink with chrome swan neck tap, wood effect roll top worksurfaces with a range of cream gloss base and draw units, matching breakfast bar area with space for two stools, space for washing machine and fridge freezer, built in stainless steel oven with 4 ring gas hob over, Minton style tiled flooring, tiled splash backs, radiator, stairs off to the first floor and door to ground floor bathroom.

#### **COSY LOUNGE:**

15'02" x 29'6" max x 5'10" min

Pvc double glazed window to front , wood effect laminate floor, radiator, feature mezzanine area over the stairs, arch way through to bedroom.

#### **BEDROOM :**

9'6" x 7'4" max x 6'6" min

Pvc double glazed window to rear, built in wardrobe, wood effect laminate floor, radiator

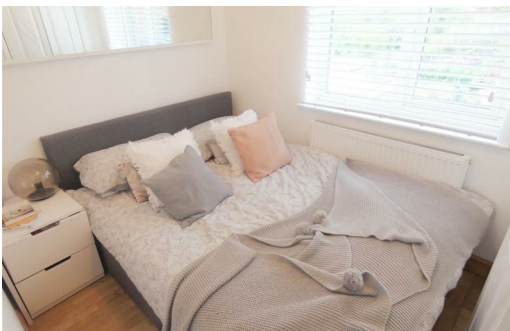
#### **WELL APPOINTED BATHROOM:**

Pvc double glazed obscure window to rear, matching white suite comprising low level w/c, bath with shower over having a glazed splash screen, white tiled splash backs, Minton style tiled floor, chrome ladder style radiator.

#### **OUTSIDE:**

Pathway leading to rear of the property with a outside tap and shared access to neighbouring property's






TENURE: Freehold

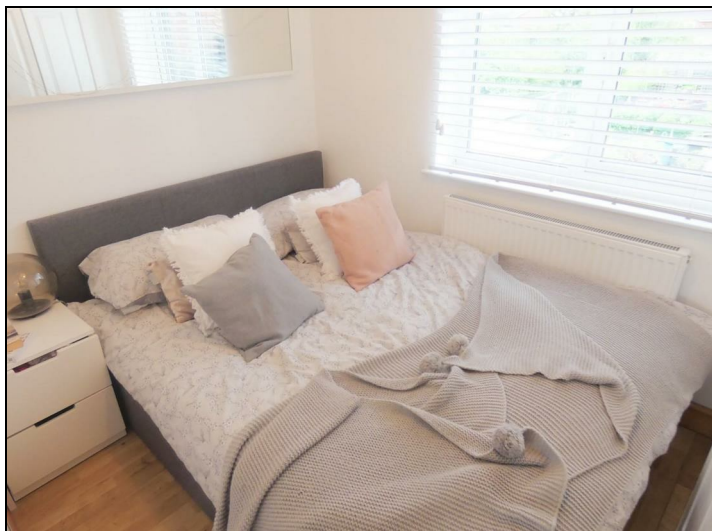
COUNCIL TAX BAND:

FIXTURES & FITTINGS: Type here.

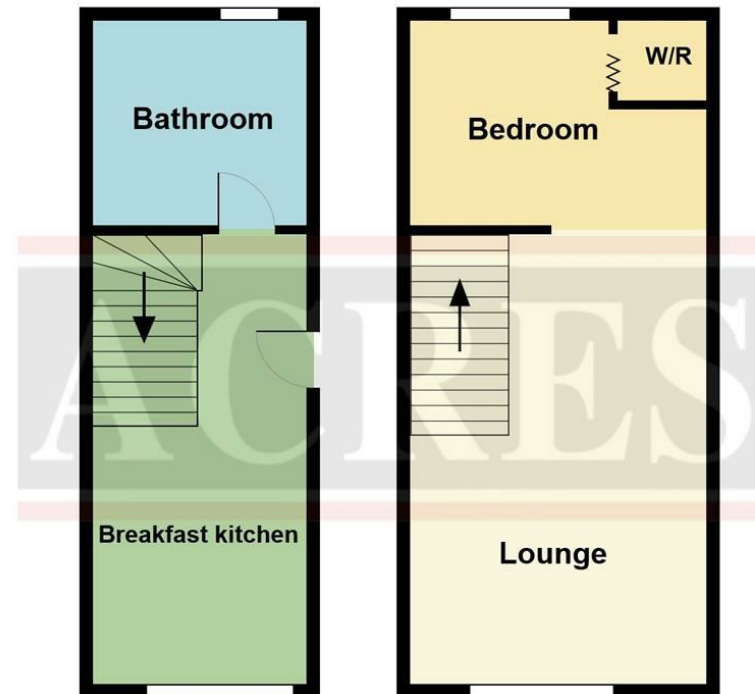
VIEWING: Highly recommended via Acres on 0121 323 3088

LOCATION: Set off Walsall Road

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



## Mere Green Road, Four Oaks



PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A (IT MERELY INDICATES APPROXIMATE RELATIONSHIP 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.