

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Five bedrooms
- ◆ En-suite shower room
- ◆ Family bathroom
- ◆ Spacious lounge
- ◆ Dining room
- ◆ Breakfast kitchen having integrated appliances
- ◆ Guests cloakroom/w.c.
- ◆ Tandem side double garage
- ◆ Attractive private rear garden
- ◆ Set in a central sought after location



***113 WORCESTER LANE, FOUR OAKS B75 5NL - PRICE GUIDE £515,000***

Set in a central, convenient location, just a short stroll from the well regarded Little Sutton infants and junior school, the property is similarly placed close to open countryside. Much improved and enlarged providing five bedrooms, this freehold, detached family home is complemented further by the provision of gas central heating and PVC double glazing (both where specified). Four Oaks offers excellent public transport links, including access to the Cross City rail line, as well as having a wide selection of shops and restaurants within Mere Green centre. Briefly comprising, fully enclosed porch opening to reception hall having guests cloakroom/w.c. off, there is an attractive lounge with feature fireplace, dining room together with comprehensively fitted kitchen having a range of integrated appliances. To the first floor, there is the option of five bedrooms, the fifth having the potential to be utilised as a study/home office as preferred, furthermore there is an en-suite shower room and family bathroom, both provided with white suite. Set to the side is a tandem double garage and to the rear, a private garden.

Set back from the roadway behind a block paved driveway, a PVC double glazed door opens to:

**FULLY ENCLOSED PORCH:** PVC double glazed windows to front and side, front door with obscure glazed insets opens to:

**WELCOMING RECEPTION HALL:** Obscure window to front, radiator, oak flooring.

**GUEST CLOAKROOM/W.C.:** Obscure window to front, white low flushing w.c. with matching wash hand basin, radiator, oak flooring.

**ATTRACTIVE LOUNGE:** 15'6" x 11'9" PVC double glazed bow window to fore, double radiator.

**DINING ROOM:** 10'3" x 9'6" PVC double glazed patio doors to rear, double radiator.

**FITTED KITCHEN:** 9'5" x 9'3" max PVC double glazed window to rear, single drainer sink unit set into rolled edge worksurfaces having tiled splashbacks, elevated stainless steel electric oven having microwave above, fitted gas hob with stainless steel extractor canopy above, integrated dishwasher, fridge and freezer, pantry cupboard.

**STAIRS TO LANDING:** Deep airing cupboard.

**BEDROOM ONE:** 14'4" max x 13'3" min x 9'10" PVC double glazed window to rear, radiator.

**EN-SUITE SHOWER ROOM:** PVC double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing w.c., half height tiled splashbacks, radiator, wood laminate flooring.

**BEDROOM TWO:** 11'4" x 9'1" PVC double glazed window to front, double built-in wardrobe, radiator.

**BEDROOM THREE:** 10'8" max x 9'1" min x 8'6" max x 5'6" min PVC double glazed window to front, radiator.

**BEDROOM FOUR:** 9'10" x 7'3" PVC double glazed window to rear, radiator.

**BEDROOM FIVE/OPTIONAL HOME OFFICE:** 13'6" max x 8'10" min x 7'3" max x 3'0" min PVC double glazed window to front, radiator, built-in storage cupboard/wardrobe offering the potential to conversion to an en-suite.

**FAMILY BATHROOM:** PVC double glazed obscure window to side, matching white suite comprising bath, wash hand basin, low flushing w.c., radiator, tiled splashbacks.

**SIDE TANDEM DOUBLE GARAGE:** 32'6" x 8'1" Up and over door, **REAR LAUNDRY AREA:** PVC double glazed window and door to rear, plumbing for washing machine, space for dryer and fridge freezer.

**OUTSIDE:** Paved patio area to a lawned rear garden having a variety of shrubs and bushes together with timber fencing and being of an approximate southerly aspect.



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**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

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

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

**LOCATION:** Set off Grange Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Worcester Lane, 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.