

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Five bedrooms
- ◆ White shower room
- ◆ Spacious lounge
- ◆ Dining room
- ◆ Kitchen with integrated appliances
- ◆ Side passageway with wc off
- ◆ Tandem double garage
- ◆ Set in a centrally located cul-de-sac
- ◆ Private rear garden



***24 VERNON CLOSE, FOUR OAKS, B74 4EA - OFFERS OVER £400,000***

Set in a central, convenient location, within short walking distance of excellent public transport links including local bus services and the Cross City rail line at Blake Street station, the property is also served locally by well regarded schooling. A variety of shops are available on Clarence Road, together with Rosemary Hill Road, furthermore the property is set within only a few hundred metres of open countryside. Deceptively spacious, the property offers the option of five bedrooms or perhaps four plus a study as preferred and is enhanced further by the provision of both gas central heating and pvc double glazing (both where specified). To fully appreciate the property on offer, it's true proportions and further potential, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, open plan reception hallway, spacious lounge opening to rear dining area, kitchen having integrated appliances and side passageway off, in turn having separate wc to the rear. To the first floor there is the option of five bedrooms, together with a white, family shower room. Set to the side you will find a tandem double garage and mature, lawned rear garden being well screened by mature hedging.

Set back from the roadway behind a multi-vehicular block paved driveway, access is gained to the accommodation via a part pvc double glazed door opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to front and side, storage cupboard, timber stained front door with obscure glazed inset open to:

**RECEPTION HALL:** Obscure double glazed windows to front and side, double radiator.

**LOUNGE:** 17'1" x 10'6" Pvc double glazed window to front, double radiator, coal effect living flame gas fire, archway opens to:

**REAR DINING ROOM:** 10'6" x 10'4" Pvc double glazed window and door to rear garden, double radiator.

**FITTED KITCHEN:** 12'9" x 7'6" Double glazed window to rear, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, elevated electric oven having separate grill, fitted hob in turn having extractor canopy over, part pvc double glazed door opens to:

**SIDE PASSAGEWAY:** Doors to front and rear.

**SEPARATE WC:** Low flushing white wc, obscure pvc double glazed window to side/rear garden.

**STAIRS TO LANDING:** Linen cupboard.

**BEDROOM ONE:** 12'3" x 10'2" Pvc double glazed window to rear, radiator.

**BEDROOM TWO:** 12'3" x 8'6" Pvc double glazed windows to front, radiator.

**BEDROOM THREE:** 12'7" max set into a part sloping ceiling x 10' max / 8'5" min Pvc double glazed window to front, radiator.

**BEDROOM FOUR:** 10'1" x 8' Pvc double glazed window to rear, radiator, storage set into eaves.

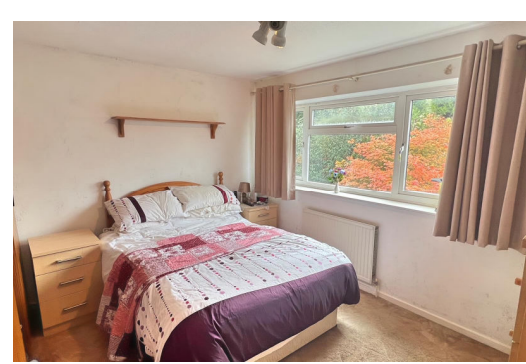
**BEDROOM FIVE/OPTIONAL STUDY:** 8'7" x 6'1" Pvc double glazed window to side, radiator.

**SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising double shower cubicle with drying area, glazed splash screen, tiled splash backs, wash hand basin, low flushing wc, radiator.

**SIDE TANDEM DOUBLE GARAGE:** 27'9" x 7'9" Window and door to rear garden. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Patio area to a lawned rear garden having timber fencing and mature hedge to rear.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





**TENURE:** We have been informed by the vendor that the property 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.

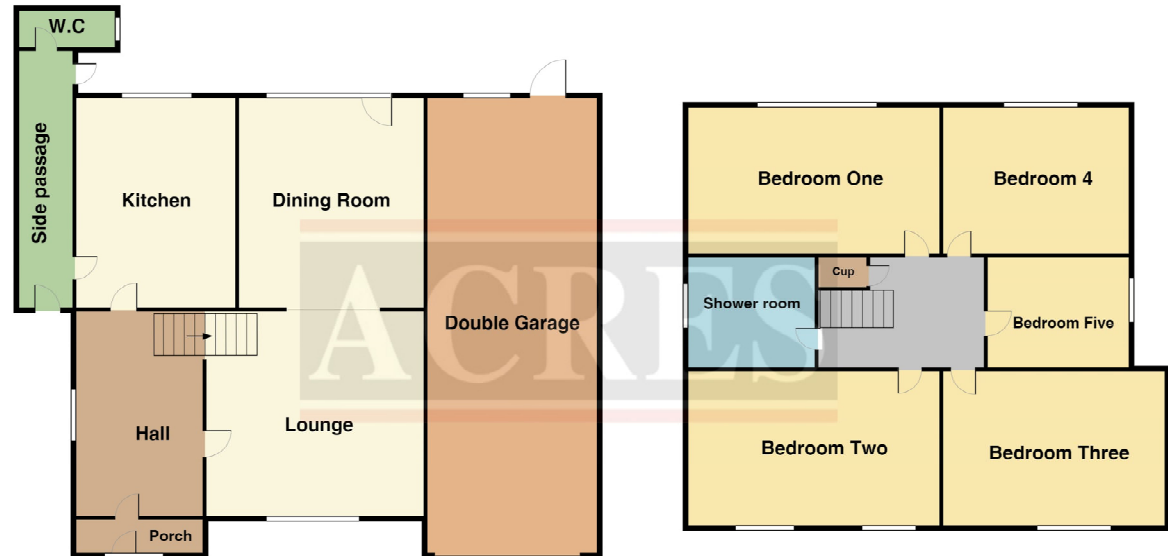
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Clarence Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Vernon Close, Sutton Coldfield, B74 4EA



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.