

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ White shower room
- ◆ Spacious lounge
- ◆ Rear dining room
- ◆ Extended breakfast kitchen
- ◆ Snug/den
- ◆ Guest cloakroom/WC
- ◆ Garage
- ◆ Attractive open front aspect
- ◆ Mature rear garden



163 LITTLE SUTTON LANE, FOUR OAKS, SUTTON COLDFIELD, B75 6SW OFFERS AROUND £575,000

Set on the well regarded, sought after Little Sutton Lane, this extended freehold detached family home offers the scope and potential, subject to necessary planning permission/building regulations, for further enlargement and enhancement. Having a generous mature plot, the property is complemented further by the provision of gas central heating and Pvc double glazing (both where specified) and has the security of an alarm system. Positioned within only a few hundred metres of Mere Green shopping centre, where there are a host of other facilities including coffee houses and restaurants, the property is similarly placed for both the cross city rail line and local bus services, furthermore Four Oaks offers access to well regarded schooling. To fully appreciate the property on offer together with its further potential, we highly recommend internal inspection. Briefly comprising:- Reception hall having guest cloakroom/WC off, spacious lounge, rear dining room, snug/den, breakfast kitchen with store rooms off, to the first floor there are three bedrooms together with a white shower room, the property has a single car garage with electric door, together with attractive rear garden.

Set back from the roadway behind a multi-vehicular block paved driveway, having lawn on the side and mature hedge, access is gained to the property via:-

RECESSED PORCH: Part obscure double glazed multi locking door opens to:-

RECEPTION HALL: Pvc double glazed window to front, double radiator, cloaks cupboard.

GUEST CLOAKROOM/WC: Pvc double glazed obscure window to side, white low flushing w.c., wash hand basin with base unit beneath, radiator.

SPACIOUS LOUNGE: 19'1" max, 12'6" min x 14'3" max, 9'10" min Pvc double glazed bow window to fore, two double radiators, coal effect electric fire set on hearth with matching fire surround, sliding doors to:-

DINING ROOM: 11'9" x 7' Pvc double glazed patio door to rear, double radiator.

DEN/PLAY ROOM: 12' x 9'10" Pvc double glazed window to rear, radiator.

FITTED BREAKFAST KITCHEN: 20'7" max, 7' min x 10'6" max, 8' min Pvc double glazed window to rear, one and a half bowl sink set into rolled edge work surfaces having tiled splash backs, there are a range of fitted units to both base and wall level including drawers, electric oven, fitted hob, integrated fridge freezer, recesses for dishwasher, washing machine and dryer, full space fitted breakfast bar, double radiator, two useful storage /pantry cupboards off.

STAIRS TO LANDING: Pvc double glazed windows to front, linen cupboard.

BEDROOM ONE: 14'4" x 12' Pvc double glazed window to rear, two radiators, two double fitted wardrobes.

BEDROOM TWO: 11'2" x 10' plus door recess Pvc double glazed window to rear, double radiator.

BEDROOM THREE: 9'10" x 7' Pvc double glazed window to front, double radiator.

SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising:- large shower cubicle with glazed splash back, vanity wash hand basin with base unit beneath, low flushing w.c., bidet, chrome ladder style radiator, tiling to walls.

GARAGE: 16'3" x 8'7" (please check these measurements are suitable for your own vehicle) With remote controlled electric garage door.

OUTSIDE: Block paved patio area with outside tap to a lawned rear garden having shrubs and bushes, timber fencing and a greenhouse.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



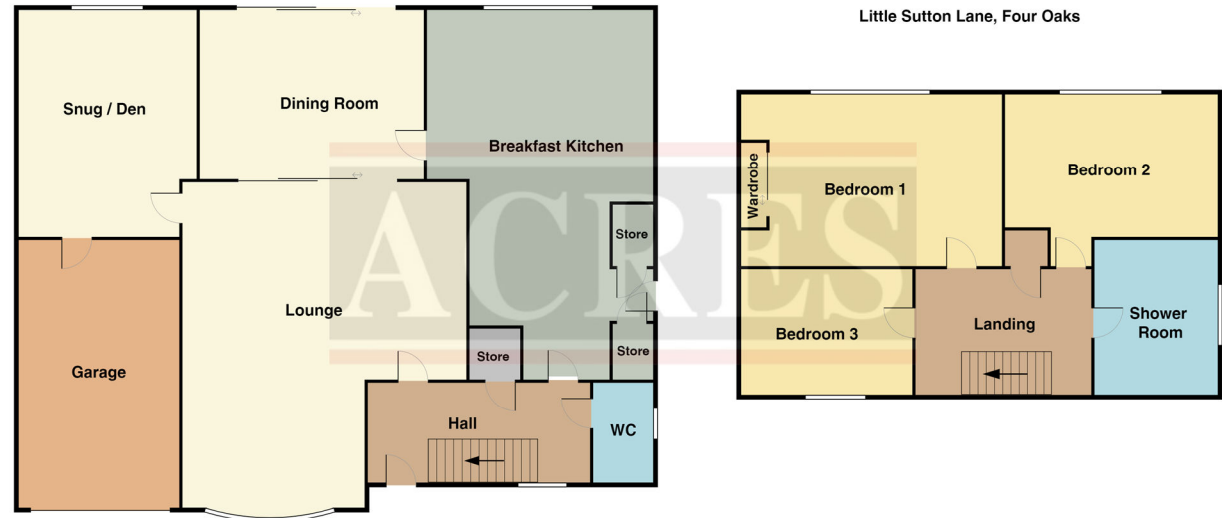
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.