

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- ◆ Two double bedrooms
- ◆ White family bathroom
- ◆ Attractive lounge with feature fire-place
- ◆ Conservatory
- ◆ Fitted breakfast kitchen
- ◆ Guest cloakroom/WC
- ◆ Gated driveway/off road parking
- ◆ Set close to Sutton Park



***2 NURSERY LANE, FOUR OAKS, B74 4TP - OFFERS AROUND £495,000***

This individually designed, centrally located detached cottage style home set just a short stroll from Sutton Park and within only a few hundred metres radius of shopping facilities at both The Crown and Mere Green, where further facilities can be found including coffee shops and restaurants. Four Oaks offers excellent public transport links including access to the cross city rail line. Complemented by double glazing and having gas central heating (both where specified). To fully appreciate the property on offer, its features and accommodation, we highly recommend internal inspection. Briefly comprising:- welcoming reception hall having guest cloakroom/w.c. off, lounge with feature fireplace, double glazed conservatory, fitted breakfast kitchen with integrated appliances, to the first floor there are two double bedrooms both having wardrobes, together with a bathroom having white suite. Set to the side and rear you will find the properties cottage style garden, together with a wide opening gate providing access to rear/parking area.

Set back from the roadway behind a foregarden having shrubs and bushes, access is gained to the property via a:-

**CANOPY PORCH:** Door opening to:-

**RECEPTION HALL:** Double glazed window to side, radiator, cloaks cupboard.

**GUEST CLOAKROOM/W.C.:** White low flushing w.c., wash hand basin, tiled splashbacks, radiator.

**ATTRACTIVE LOUNGE:** 14'3" x 13' Double glazed windows to side and rear, coal effect living flame gas fire set into feature fire surround having timber beam over, two double radiators.

**CONSERVATORY:** 8'6" x 7'6" Pvc double glazed windows to sides and rear with double glazed double French doors opening to garden, slimline heater, tiled floor.

**FITTED BREAKFAST KITCHEN:** 14'3" x 11'6" max, 9'3" min Double glazed windows to front and side, one and a half bowl sink unit having base unit beneath, there are a further range of fitted units to both base and wall level including drawers, integrated fridge, freezer and washing machine, fitted gas hob and electric oven, rolled edge work surfaces with tiled splashbacks, tiled floor, double radiator.

**STAIRS TO LANDING:** Double glazed window to side, radiator, airing cupboard.

**BEDROOM ONE:** 13'1 max, 11'10" min x 11'7" Double glazed square bay window to front, double radiator, two double built-in wardrobes.

**BEDROOM TWO:** 14'2" max, 11'9" min x 10'5" Double glazed window to rear, radiator, double built-in wardrobe.

**FAMILY BATHROOM:** Double glazed obscure window to side, matching white suite comprising:- bath having shower over with side splash screen, tiled splash backs, wash hand basin, low flushing w.c., ladder style radiator.

**OUTSIDE:** There are small gardens set to the side, having timber shed and mature shrubs and bushes together with further garden/parking area set to the rear having wide gate opening to the roadway providing access for parking.



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.

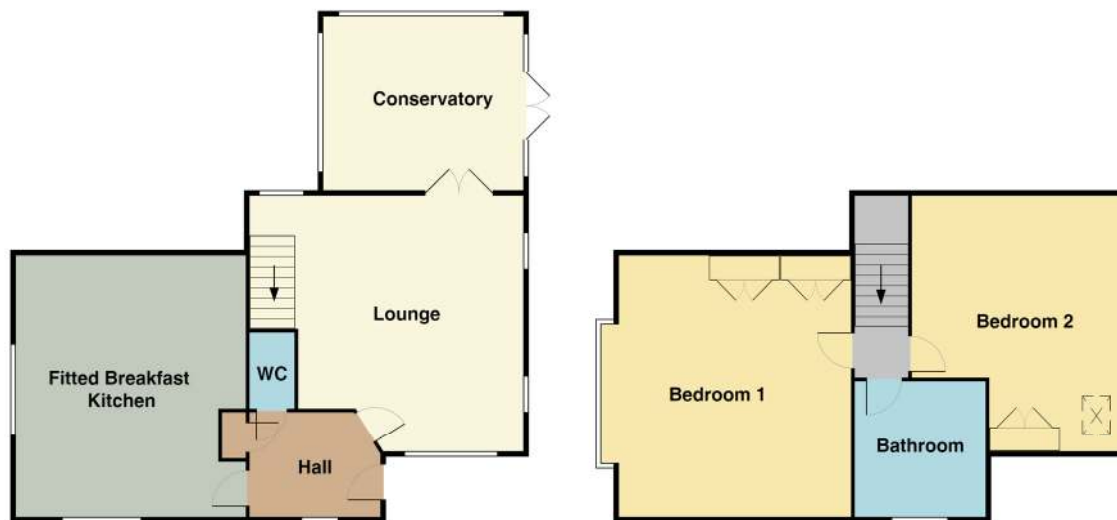
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Belwell Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Nursery 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.