

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Two double bedroom with wardrobes
- ◆ White bathroom
- ◆ Spacious lounge
- ◆ Dining room/potential third bedroom
- ◆ Kitchen
- ◆ Garage set to rear
- ◆ Attractive tree lined aspects
- ◆ Communal parking and gardens
- ◆ Set close to local amenities/Mere Green
- ◆ NO UPWARD CHAIN



**6 CEDARWOOD, FOUR OAKS ROAD, FOUR OAKS B74 2SH - OFFERS AROUND £235,000**

Set in an outstanding, central location, just a short stroll from the Cross City rail line link at Four Oaks station, the property additionally has local bus services readily available, additionally, Mere Green with its host of shops and restaurants is set within only a few hundred meters. Complemented by PVC double glazing and gas central heating (both where specified), the property additionally has the security of a main door intercom/door release system and is set amidst mature gardens having tree lined aspects to both front and rear. Set to the first floor the property briefly comprises, deep reception hall, spacious rear lounge with archway opening to dining room, which could be utilised with some slight conversion to provide the option of a third bedroom. There is a kitchen set to the front and additionally, two double bedrooms, both having wardrobes together with a white bathroom. Set to side you will find a large communal parking area and furthermore, the properties garage is set to the rear, all of which, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac driveway providing large communal parking area, there are lawns, shrubs and bushes providing a good screen from Four Oak Road, access is gained to the property via a double glazed door having a side intercom/door release system opening to:

**COMMUNAL ENTRANCE HALL:** Door leading to rear garden/garage area, stairs rise to the first floor where there are further PVC double glazed windows together with the properties front door opening to:

**DEEP RECEPTION HALL:** Two useful storage/cloaks cupboards, airing cupboard, radiator.

**SPACIOUS LOUNGE:** 18'0" x 13'3" Two PVC double glazed windows to rear, double radiator, marble fireplace having hearth and recess, archway opens to:

**DINING ROOM:** 9'10" x 9'0" PVC double glazed window to rear, radiator.

**KITCHEN:** 9'7" x 9'1" PVC double glazed window to front, single drainer sink unit having base unit beneath, there is a further range of fitted units to both base and wall level, including draws, rolled edge worksurfaces having tiled splashback, recesses for washing machine, cooker and fridge freezer.

**BEDROOM ONE:** 13'0" x 12'9" PVC double glazed window to rear, radiator, double built in wardrobe, fitted double base units with central dressing table.

**BEDROOM TWO:** 13'1" x 9'3" PVC double glazed window to front, radiator, double built-in wardrobe, fitted double base unit with central dressing table.

**BATHROOM:** PVC double glazed obscure window to front, matching white suite comprising bath having shower over with tiled splashbacks, wash hand basin, low flushing w.c., further half height tiling to walls, radiator.

**SINGLE CAR GARAGE:** (please check the suitability of this garage for your own vehicle) Set to the rear of the property within a garage block.

**OUTSIDE:** Furthermore, set to the rear you will find a lawned rear garden having central cedarwood tree, together with borders having a variety of shrubs and bushes, paved pathway.





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**TENURE:** We have been informed by the vendor that the property is Leasehold, having the benefit of an extended, substantial leasehold term remaining (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND:** D

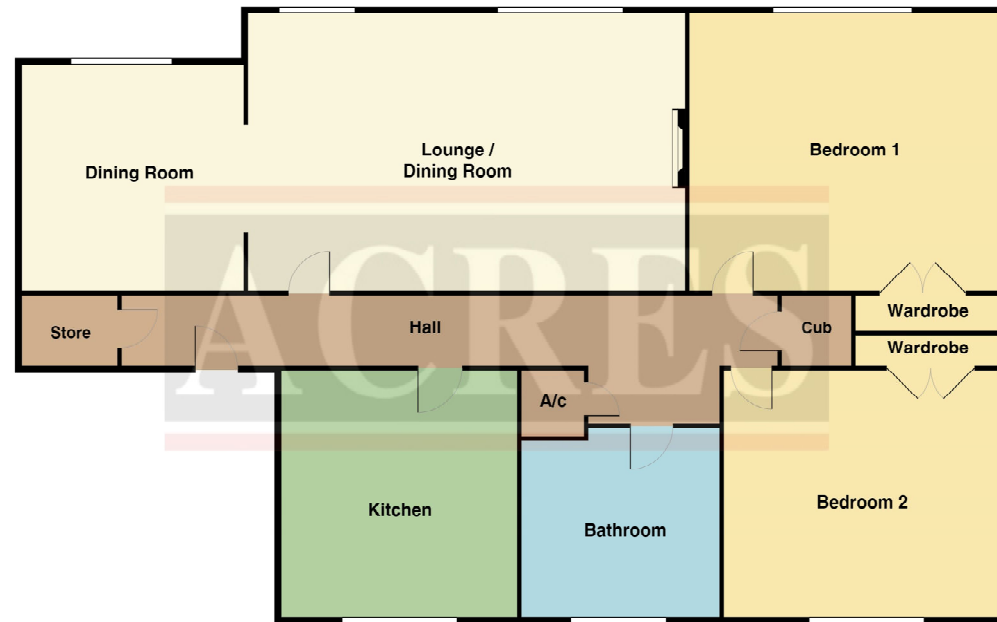
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

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

**LOCATION:** Set off Four Oaks Road

Cedarwood, 1 Four Oaks Road, Four Oaks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 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.