

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms, each with wardrobes/ storage
- ◆ Family bathroom
- ◆ Lounge overlooking open aspect
- ◆ Dining room
- ◆ Large breakfast kitchen
- ◆ Guests cloakroom/wc
- ◆ Garage with electric door
- ◆ Mature rear garden
- ◆ Delightful open aspect to fore
- ◆ Set close to bus & rail links
- ◆ NO UPWARD CHAIN



14 VAUGHAN CLOSE, FOUR OAKS, B74 4XR - OFFERS AROUND £440,000

This freehold, detached family home, is set in a central, well regarded location, just a short stroll from Blake Street station, thus giving access to the Cross City rail line, furthermore local bus services are readily available. Set overlooking a delightful aspect to the fore over open fields, the property is further complemented by gas central heating and pvc double glazing (both where specified). To fully appreciate the property on offer, it's proportions and further potential, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, reception hall, guests cloakroom/wc, lounge having living flame gas fire, dining room, substantial fitted breakfast kitchen, three bedrooms, each with wardrobes/storage, family bathroom, mature rear garden and side garage.

Set back from the roadway behind a block paved driveway having lawned fore garden, access is gained to the accommodation via pvc double glazed double doors opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, door to:

RECEPTION HALLWAY: Radiator, stairs off.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, low flushing wc, wash hand basin.

LOUNGE: 17'2" max / 15' min x 10'3" max / 9' min Pvc double glazed square bay window to front, double radiator, coal effect living flame gas fire set on a tiled hearth, archway opens to:

DINING ROOM: 10'4" x 9'10" Double glazed patio doors to rear, radiator.

FITTED BREAKFAST KITCHEN: 15'1" x 9'10" Two pvc double glazed windows to rear, one and a half bowl sink unit set into sweeping rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, elevated oven having separate grill, fitted hob having extractor canopy over, integrated fridge/freezer, recesses for washing machine and dryer, space for breakfast table, double radiator, deep under stairs storage cupboard/pantry.

STAIRS TO LANDING: Pvc double glazed obscure window to side, airing cupboard.

BEDROOM ONE: 13' x 10' plus door recess Pvc double glazed window to front, double and single fitted wardrobes having storage cupboards above and bed recess, double built-in wardrobe, radiator.

BEDROOM TWO: 9'6" x 9'6" Pvc double glazed window to rear, radiator, two single fitted wardrobes having storage cupboards above and bed recess, built-in wardrobe.

BEDROOM THREE: 10' into door recess x 7'6" x 7' Pvc double glazed window to front, radiator, built-in storage cupboard.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching suite comprising bath having shower over and glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, radiator, tiled splash backs.

GARAGE: 17' x 7'9" Electric garage door, obscure glazed door to side. **(Please check the suitability of this garage for you own vehicle)**

OUTSIDE: Paved patio area to a lawned rear garden having a variety of mature shrubs and bushes, together with timber fencing.



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.

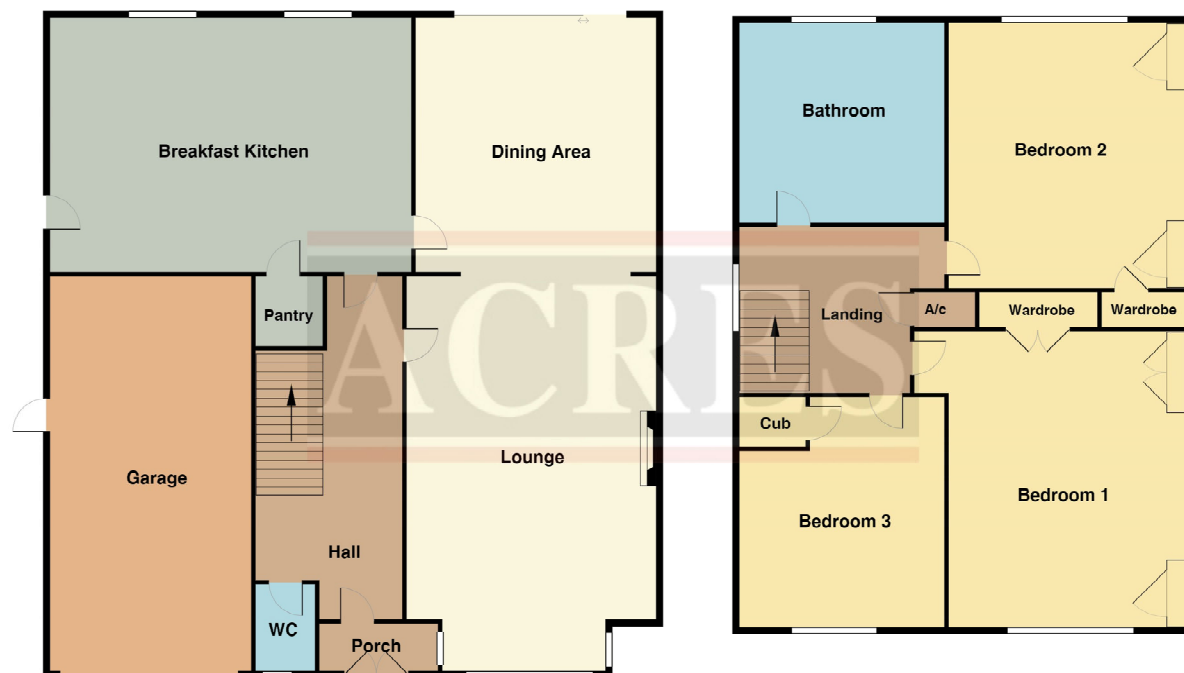
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Bishops Way

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Vaughan Close, 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.