

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms, each with wardrobes
- ◆ Well appointed white bathroom
- ◆ Extended, attractive, spacious lounge
- ◆ Family/day room
- ◆ Fitted kitchen with integrated appliances
- ◆ Utility room & guests cloakroom/wc
- ◆ Wide garage
- ◆ Large southerly rear garden with summer house
- ◆ Set in a central, sought after location



169 CLARENCE ROAD, FOUR OAKS, B74 4LB - OFFERS AROUND £615,000

Set in a prime, central and sought after location, just a short stroll from excellent public transport links including the Cross City rail line at Butlers Lane station and local bus services, the property is similarly placed for well regarded schooling for all ages. A host of shops are available at both 'The Crown' and upon Clarence Road itself. Furthermore Mere Green with its variety of restaurants, cafes and other amenities, is set close by. This imposing, spacious, freehold, detached family home, offers extended, thoughtfully designed accommodation, which is provided with gas central heating and pvc double glazing (both where specified). Briefly comprising fully enclosed porch, reception hall, spacious rear lounge/dining room, separate family/day room or potential dining room, fitted kitchen having integrated appliances, in turn with utility room off and guests cloakroom/wc. To the first floor there are four bedrooms, each having fitted wardrobes, together with a well appointed white, family bathroom, the property benefits from a single car garage and generous, mature, southerly rear garden with summer house. All of which to fully appreciate, we highly recommend an internal inspection.

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

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

RECEPTION HALL: Radiator, under stairs storage cupboard.

EXTENDED LOUNGE: 18'2" x 10'10" Pvc double glazed patio doors to rear, wall mounted electric, pebble style fire, double radiator.

FAMILY/DAY/DINING ROOM: 13' x 11' Pvc double glazed window to front, double radiator, fire surround.

FITTED KITCHEN: 9'4" x 7'4" Pvc double glazed window to rear, single drainer sink unit with base unit beneath, there is a further range of fitted units to both base and wall level including drawers, integrated dishwasher and fridge, complementary rolled edge work surfaces having tiled splash backs, recess having inset elevated stainless steel oven with separate grill, matching gas hob with concealed extractor canopy over, double radiator, Karndean flooring.

UTILITY ROOM: 10'7" max / 8'1" min x 6'1" Pvc double glazed window and door to rear, single drainer 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, recesses for washing machine and dryer, wall unit housing renewed central heating boiler, Karndean flooring.

GUESTS CLOAKROOM/WC: White low flushing wc, Karndean flooring.

STAIRS TO LANDING: Pvc double glazed window to side.

BEDROOM ONE: 13' x 11' max / 9'1" min Pvc double glazed window to front, radiator, three double fitted wardrobes, further matching fitted dressing table with drawer units, three double fitted wall units.

BEDROOM TWO: 12' x 11' max / 10' min Pvc double glazed window to rear, radiator, two double fitted wardrobes with double and single storage cupboards, fitted dressing table with drawer unit, vanity wash hand basin with base unit beneath.

BEDROOM THREE: 11'6" max / 4'2" min x 10'2" max / 7'7" min Pvc double glazed windows to front and rear, double fitted wardrobe with side, tall drawer unit, radiator.

BEDROOM FOUR: 9' x 7' Pvc double glazed window to front, radiator, double fitted wardrobe with storage cupboard over.

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

WIDE GARAGE: 14'10" x 10'2" Door to utility room **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Shaped paved patio area with outside tap to a delightful, substantial rear garden, being of an approximate southerly aspect having privet hedging, there are shaped flower beds together with an abundance of shrubs and bushes, timber fencing, pathway leads to summer house with further sitting area.



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)

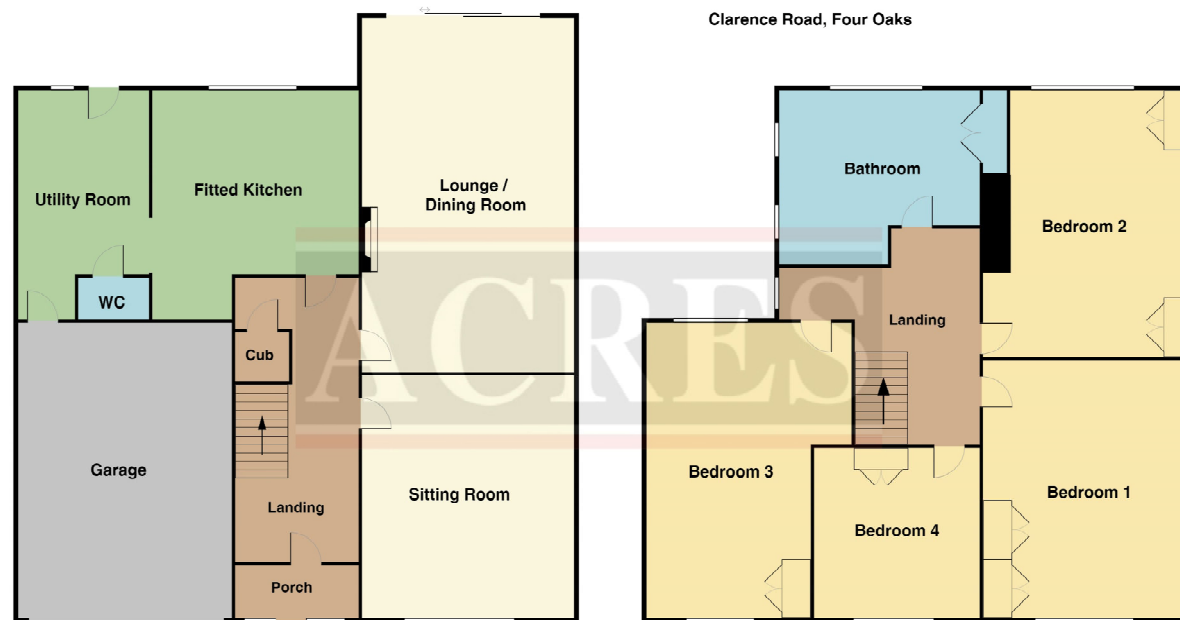
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Belwell Lane/Rosemary Hill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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.