

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three double bedrooms
- ◆ Well appointed, renewed shower room
- ◆ Spacious lounge/dining room with log burning stove
- ◆ Family/day room with Minster style fire
- ◆ Comprehensively refitted kitchen with integrated appliances
- ◆ Guests cloakroom/wc
- ◆ Side garage
- ◆ Generous, low maintenance rear garden



***142 CLARENCE ROAD, FOUR OAKS, B74 4LA - ASKING PRICE — £460,000***

This delightful, well appointed and much improved, freehold, traditional style semi-detached family home, having side garage, is set in a central and sought after location, just a short stroll from well regarded schooling for all ages. The property is similarly placed for the Cross City rail line at Butlers Lane station and a variety of shops and other facilities are available at both Clarence Road and 'The Crown'. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its host of feature and spacious proportions, we highly recommend an internal inspection. Briefly comprising welcoming reception hall having guests cloakroom/wc off, spacious through lounge/dining/garden room having log burning stove, family/day room having Minster style fireplace, together with a comprehensively fitted kitchen having an array of integrated appliances. To the first floor there are three double bedrooms and a renewed white shower room. Externally there is a generous, low maintenance rear garden with large patio and side garage.

Set back from the roadway behind a multi-vehicular block paved driveway, access is gained to the property via an archway to:

**RECESSED PORCH:** Multi-locking front door having obscure double glazed inset opens to:

**WELCOMING RECEPTION HALL:** Two pvc double glazed windows to front, radiator with cover.

**GUESTS CLOAKROOM/WC:** Matching white suite comprising low flushing wc, wash hand basin with base unit beneath, slate style tiling to walls.

**FAMILY/DAY ROOM:** 16' max / 14'1" min x 12'6" max / 11'4" min Pvc double glazed bay window to front, slate styled tiling to chimney breast, Minster style fireplace with pebble effect gas fire, wood laminate flooring, double radiator.

**LOUNGE/DINING ROOM/GARDEN ROOM:** 24'1" x 10'10" max / 9'8" min

**Dining/Garden Room Area:** Having pvc double glazed windows to side and rear elevations with double glazed doors out, being open plan to:

**Lounge:** Feature slate styled tiling to chimney breast, slate hearth with inset log burning stove, contemporary tall radiator.

**COMPREHENSIVELY FITTED KITCHEN:** 10' x 10' Pvc double glazed window to rear, onyx work surfaces with matching upstands, inset single bowl sink unit having hot/boiling water tap, there is a comprehensive range of twin coloured fitted units to both base and wall level including retractable larder unit, integrated washer/dryer, dishwasher, fridge and freezer, elevated double AEG pyrolytic oven, in turn having combination/microwave above, flush fitting induction hob having feature extractor canopy over, fitted wine fridge, inset remote controlled under cupboard lighting, tall contemporary radiator, pantry off having obscure window to side and renewed combination central heating boiler.

**STAIRS TO LANDING:** Pvc double glazed window to side, feature timber stained hand rail with inset glazed panels.

**BEDROOM ONE:** 16' max / 14' min x 12'6" max / 11'3" min Pvc double glazed bay window to front, two double wardrobes, double radiator, wood laminate flooring.

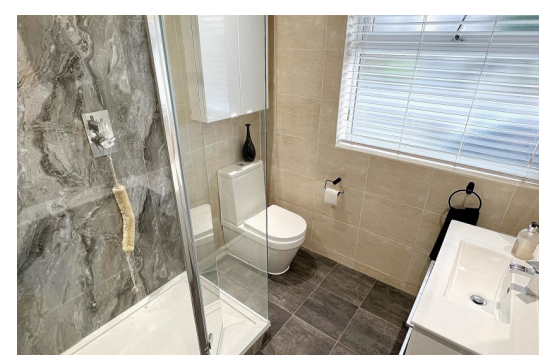
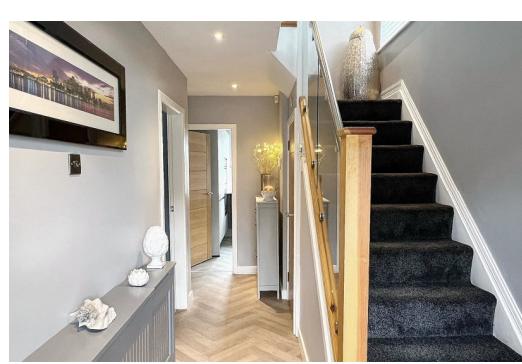
**BEDROOM TWO:** 13'6" x 10'7" Pvc double glazed window to rear, double radiator.

**BEDROOM THREE:** 10'1" x 10' Pvc double glazed window to rear, radiator, built-in wardrobe.

**WELL APPOINTED SHOWER ROOM:** Pvc double glazed obscure window to front, matching white suite comprising double shower cubicle with glazed splash screens, wide vanity wash hand basin having double base unit beneath, low flushing wc, fitted double wall unit, radiator with cover, tiling to walls.

**SIDE GARAGE:** 15'9" x 7'10" Window and door to side. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Large paved patio area with brick built store, leading to a further block paved patio area, in turn to a low maintenance lawn styled garden having borders, together with an abundance of shrubs and bushes. Summer house to rear with glazed panels, timber fencing.



**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:** D

**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		89 B
69-80	C	69 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.