

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ White bathroom
- ◆ Spacious through lounge/dining room
- ◆ Fitted kitchen
- ◆ Utility room & guest w.c.,
- ◆ Side garage
- ◆ Overlooking attractive open front aspect
- ◆ Set close to bus and train links



6 VAUGHAN CLOSE, FOUR OAKS B74 4XR - PRICE GUIDE £440,000

Set in a delightful location as the property overlooks an attractive open aspect over fields to the fore, the property is also centrally and well located in that the Cross City rail link at Blake Street station is just a short stroll away. Complemented by gas central heating and having PVC double glazing (both where specified) the property additionally offers the scope for alteration as wanted. Briefly comprising, reception hall, spacious through lounge/dining room, fitted kitchen with hob and oven, utility room, guests w.c., three bedrooms, each with wardrobes/storage, white bathroom, side garage, rear garden, all of which, to fully appreciate, we highly recommend and internal inspection.

Set back from the roadway behind a lawned foregarden with tarmac driveway, access is gained to the property via part double glazed door opening to:

RECEPTION HALL: Radiator, stairs off.

THROUGH LOUNGE/DINING ROOM: 25'0" max x 11'2" min x 12'9" max x 8'0" min PVC double glazed bow window to front, double radiator, full height fireplace.

REAR DINING AREA: PVC double glazed windows and double French doors to rear garden, double radiator.

FITTED KITCHEN: 9'8" x 7'9" PVC double glazed window to rear, single drainer sink unit set into rolled edge worksurfaces having tiled splashbacks, there is a range of fitted units to both base and wall level including draws, stainless steel integrated oven with matching gas hob and stainless steel extractor canopy over, space for small breakfast table, pantry cupboard.

UTILITY ROOM: 10'1" max x 5'1" min x 7'6" max x 3'7" min PVC window and half double glazed door to rear, single drainer sink unit with double base unit beneath, rolled edge worksurface with tiled splashbacks, recess for washing machine, double radiator.

GUESTS CLOAKROOM/W.C.: PVC double glazed obscure window to side, matching white suite comprising low flushing w.c., wash hand basin, tiled splashback.

STAIRS TO LANDING: PVC double glazed window to side, linen cupboard.

BEDROOM ONE: 12'10" x 8'7" PVC double glazed window to front, double built-in wardrobe, radiator.

BEDROOM TWO: 9'6" x 9'6" PVC double glazed window to rear, radiator, double built-in wardrobe.

BEDROOM THREE: 9'10" max x 7'8" min x 7'1" max x 4'0" min PVC double glazed window front, radiator, built-in storage cupboard/wardrobe.

BATHROOM: PVC double glazed obscure window to rear, matching white suite comprising bath having shower over and side splashscreen, wash hand basin, low flushing w.c., chrome ladder style radiator, tiling to walls.

SIDE GARAGE: 17'1" x 7'9" (please check the suitability of this garage for your own vehicle) Up and over door, door to utility room.

OUTSIDE: Patio area to a lawned rear garden having timber fencing, shrubs and bushes.



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 in turn off Lichfield Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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.