

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Five bedroomed, extended semi detached Tudor style home
- ◆ Extensively renovated and modernised throughout
- ◆ Well appointed shower room and bathroom
- ◆ Considerable refitted breakfast kitchen with double bi-folding doors to rear
- ◆ Appealing dining room and snug having bi-folding doors to rear
- ◆ Attractive lounge having bay window to fore
- ◆ Utility and guests cloakroom/w.c.
- ◆ Mature and private rear garden



366 LICHFIELD ROAD, FOUR OAKS B74 4BH - OFFERS AROUND £775,000

Enviably positioned just a short stroll from bustling Mere Green, this impressively renovated, thoughtfully modernised and delightfully decorated, five bedroomed, Tudor stye family home offers a wealth of living space suitable for all types of family. Well regarded schooling is within a short walk and offers excellent educational opportunities, local transport is in abundance via the Cross City rail line at Four Oaks station and readily available bus services. Mere Green offers a thriving shopping and social scene, benefitting from a variety of public houses, restaurants and coffee shops. Complemented by gas central heating and PVC double glazing (both where specified), this superbly presented family home briefly comprises, porch, deep and welcoming entrance hall, attractive lounge having bay window to fore, an imposing, superb fitted breakfast kitchen with side utility, double bi-folding doors radiate to the rear garden, access into a snug having single bi-folding doors to patio, a dining area, guest cloakroom/w.c. and understairs storage complete the ground floor accommodation having herringbone flooring dominating each room. To the first floor four good sized bedrooms, all being serviced by a well appointed bathroom, return stairs radiate from the first floor and give access to a converted loft space offering a potential master bedroom with complementing, spacious shower room. Externally, a gravel drive is set behind mature bushes giving privacy to the property. To the rear there is a paved patio leading to lawn, a raised garden bed sweeps the full length of the garden and gives access to a composting area. To fully appreciate the accommodation on offer we highly recommend internal inspection.

Set back from the road behind a gravel drive, access is gained into the accommodation via a PVC double glazed door with window to side, into:

PORCH: 10'0" x 3'6" Obscure glazed windows to side, wooden door with windows to entrance hall, seating to side with storage under.

ENTRANCE HALL: 15'9" x 13'4" max x 2'10" min Doors radiate to lounge, dining room, fitted breakfast kitchen, w.c. and understairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 15'9" into bay window x 14'0" max x 11'11" min PVC double glazed bay window to fore, cast iron coal fire with matching hearth, wooden surround and mantle over, radiator and door to hall.

GUESTS CLOAKROOM/W.C.: Low level w.c., floating wash hand basin, tiled splashbacks and floors, door to hall.

FITTED BREAKFAST KITCHEN: 27'10" x 15'9" PVC double glazed bi-folding doors to rear, matching shaker style wall and base units with integrated dishwasher and oven with grill over, recesses for American fridge/freezer, granite worksurfaces with five ring gas hob and extractor canopy over, Belfast sink having grooves cut to side, tiled splashbacks, recessed downlights, breakfast island with contrasting base units having space for bar stools, integrated wine fridge, matching worksurfaces, Velux skylights over, access into a snug and door to side giving access into:

UTILITY: 8'9" x 4'3" PVC double glazed window to fore, Shaker style base units with edged granite worksurface over having matching splashback, stainless steel sink, recesses below for washing machine and dryer.

SNUG: 7'7" x 6'5" PVC double glazed bi-folding doors to rear, access is given into kitchen and glazed double doors open to:

DINING ROOM: 11'11" x 10'5" Period style cast iron fire having mantle over, radiator, single door to hall and glazed double doors open to snug.

STAIRS TO 1st FLOOR LANDING: Doors radiate to four bedrooms and a well appointed family bathroom.

BEDROOM ONE: 14'4" into bay x 12'0" max PVC double glazed bay window to fore, radiator, door to landing.

BEDROOM THREE: 11'11" x 10'5" PVC double glazed window to rear, radiator, door to landing.

BEDROOM FOUR: 12'0" into door recess x 10'3" max x 9'0" min PVC double glazed window to rear, radiator, recess for door to landing.

BEDROOM FIVE: 8'11" x 8'9" PVC double glazed window to rear, radiator, door to landing.

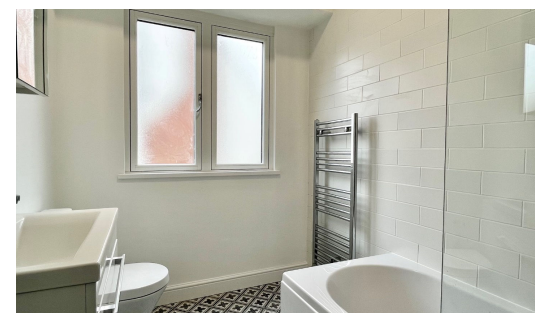
BATHROOM: PVC double glazed obscure window to side, white suite comprising P-shaped bath with curved splashscreen to side, low level w.c. and vanity wash hand basin, ladder style radiator, tiled splashbacks and floors, door to landing.

RETURN STAIRS TO LANDING: Return stairs radiate to the second floor having a Velux skylight over, doors radiate to bedroom two and shower room.

BEDROOM TWO: 17'3" (restricted head height) x 11'7" Velux skylights over, radiator, door to eaves storage and to landing.

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising shower cubicle with glazed door, low level w.c. and floating wash hand basin, tiled splashbacks and floors, ladder style radiator, door to landing.

REAR GARDEN: Paved patio with block paved border gives access to lawn having path to side, a raised border extend the full length of the garden giving access to a rear compost area. Access is gained back into the accommodation via PVC double glazed bi-folding doors to snug and to kitchen.



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.)

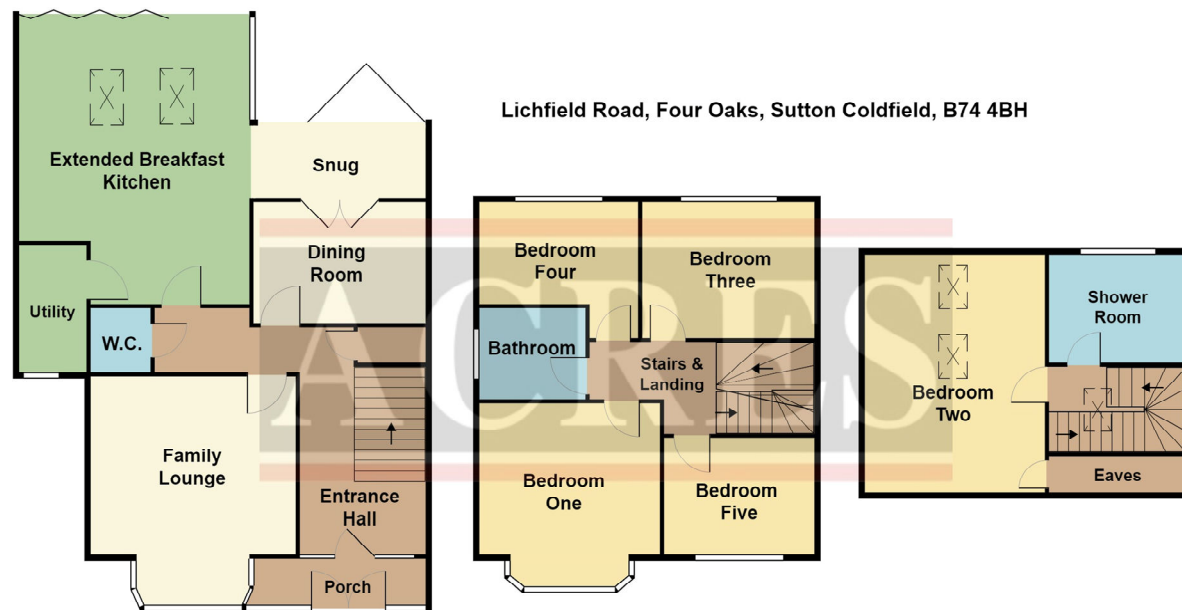
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set on Lichfield Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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.