

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Semi detached family home
- ◆ Three good size bedrooms
- ◆ Well appointed family bathroom
- ◆ Substantial through lounge/dining room
- ◆ Fitted breakfast kitchen
- ◆ Utility room with WC
- ◆ Garage
- ◆ Mature landscaped rear garden
- ◆ Sought after location
- ◆ Multi car drive



99 RUSSELL BANK ROAD, FOUR OAKS, B74 4RQ - OFFERS AROUND £465,000

This delightful and well presented, traditional semi detached family home is set in a prime, well regarded and sought after location. Having well regarded schools within the area, the property is similarly placed for an array of shopping facilities at 'The Crown' where a local bus service is available. Additionally, Four Oaks is well served by the cross city railway line. Having the scope and potential for alteration/enlargement, this attractive three bedroom family home is complemented by gas central heating and Pvc double glazing (both where specified). The property is entered via an enclosed porch opening to a welcoming reception hall, having attractive lounge and separate dining room with breakfast kitchen off. On the ground floor there is also a utility with guest WC. On the first floor there are three bedrooms, two having fitted wardrobes, a well appointed white bathroom with separate WC. Having a garage, the property additionally offers a generous rear garden and a multi car driveway, all of which to fully appreciate we highly recommend an internal inspection.

ENTRANCE PORCH: Double glazed door to enclosed porch.

HALLWAY 14'02" x 4'09" Obscured glass door with radiator.

LOUNGE: 15'11" x 10'11" max, 9'09" min Pvc double glazed window to front with gas fire with marble hearth and surround , double radiator.

DINING AREA: 15'05" x 11'05" Pvc double glazed patio doors to rear, double radiator.

KITCHEN: 9'05" x 9'03" Double glazed Pvc window to rear, one and a half bowl stainless steel sink, complementary units fitted to both base and wall with drawers and integrated oven with gas hob and extractor canopy, space for fridge freezer and recessed pantry.

UTILITY: 9'06" x 5'06" Obscure double glazed window to front, Pvc double glazed door to rear leading to:-

GUEST WC: Obscure double glazed Pvc window to rear and low level WC.

LANDING: Obscure Pvc double glazed window to side.

BEDROOM ONE: 14'03" x 10'11" Double glazed Pvc window to front, radiator, two double built-in wardrobes.

BEDROOM TWO: 11' x 9'04" Double glazed Pvc window to rear, radiator and built-in double wardrobe.

BEDROOM THREE: 13'02" x 10' Pvc double glazed window to front, radiator.

BATHROOM: Low level w.c. and radiator. Pvc double glazed obscured window to rear, matching white suite comprising of a bath with tiled surround, large enclosed separate shower cubicle with splash screen and tiled splashbacks, wash hand basin, low flushing w.c., chrome ladder effect radiator.

OUTSIDE: Paved patio area, substantial lawned rear garden made up of borders on either side and shrubs.



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: D

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

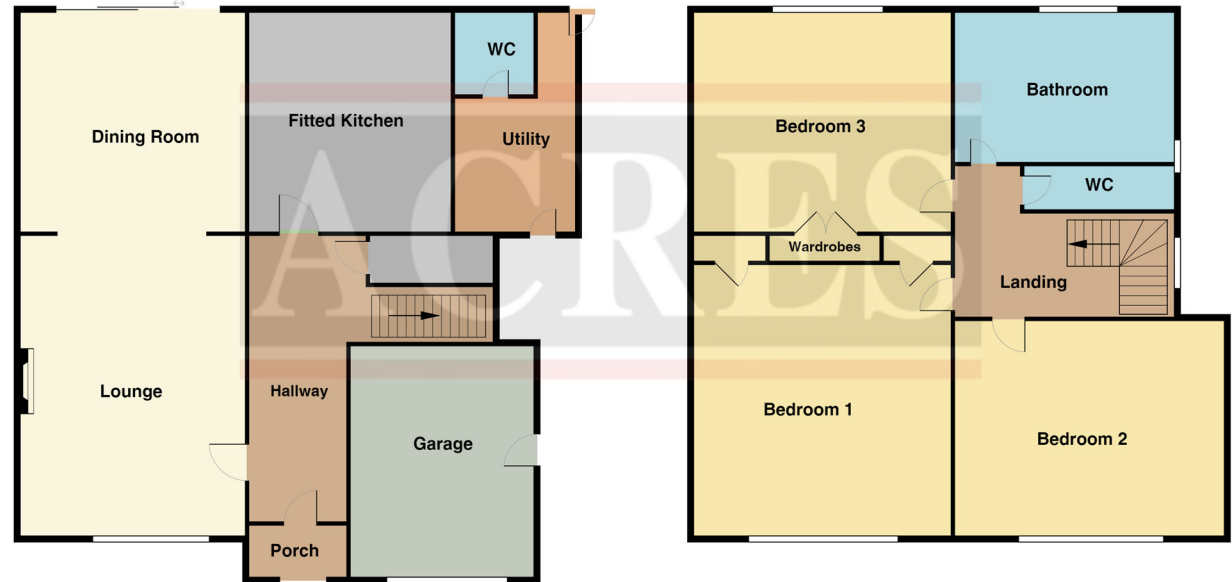
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Walsall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Russell Bank Road, 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.