

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Semi-detached family home
- ◆ Three bedrooms
- ◆ Family bathroom
- ◆ Through lounge/dining room
- ◆ Re-fitted breakfast kitchen
- ◆ Utility room & guests cloakroom/wc
- ◆ Garage styled store room
- ◆ Mature rear garden
- ◆ Sought after location
- ◆ Close to amenities



64 ROWALLAN ROAD, FOUR OAKS, B75 6RE - OFFERS AROUND £425,000

This delightful, well presented and much improved, spacious, freehold, semi-detached family home, is set in a central, sought after location, close to Moor Hall Infants and Junior school. The property is also served well by readily available bus services, as well as the Cross City rail line at Four Oaks station, additionally Mere Green, with it's host of amenities, shopping facilities, cafes and restaurants is close by. Complemented by gas central heating and pvc double glazing (both where specified) and briefly comprises enclosed porch, welcoming reception hall with guests cloakroom/wc and utility off, through lounge/dining room, breakfast kitchen, three double bedrooms, master having fitted wardrobes and a well appointed family bathroom. Externally there is parking to fore, garage style store room and a mature rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

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

ENCLOSED PORCH: Pvc double glazed windows to side, front door opening to:

WELCOMING RECEPTION HALL: 14' x 3' Pvc double glazed obscure front door, wood effect tiled flooring, radiator.

UTILITY: 7'5" x 3'6" Obscure pvc double glazed window to side, plumbing for washing machine, space for dryer, radiator, leading to:

GUESTS WC: Obscure pvc double glazed window to side, low level wc, matching white wash hand basin, radiator, part tiled walls.

THROUGH LOUNGE/DINER: 12'4" x 11'2" max Pvc double glazed window to front, pvc double glazed window and French doors to rear, two radiators, the open plan family room offers maximum family living space separated into a dining and sitting area with gas effect log burning Stove style fire.

FITTED KITCHEN: 12'11" x 7'4" Pvc double glazed window to rear, pvc double glazed door to side, there is a range of matching fitted units to both base and wall level, space for fridge/freezer and integrated oven and grill, four ring hob over and extractor canopy above, ceramic sink/drain unit set into square edged work surfaces, vertical radiator, integrated dishwasher.

STAIRS TO LANDING: Pvc double glazed obscure window to side, airing cupboard.

BEDROOM ONE: 13' x 11'11" Pvc double glazed window to front, three double built-in wardrobes, radiator.

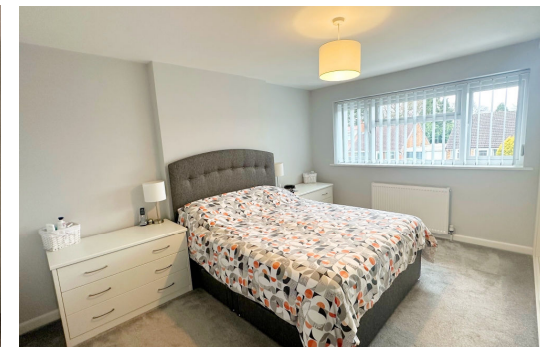
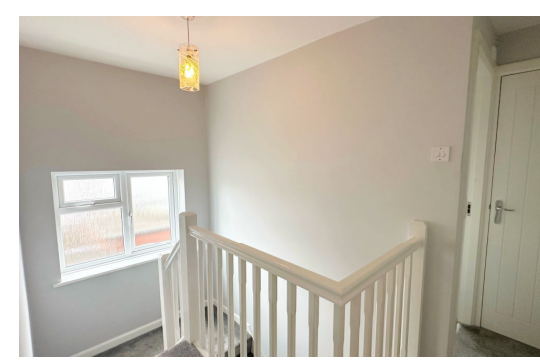
BEDROOM TWO: 11'6" x 10'3" Pvc double glazed window to front, radiator.

BEDROOM THREE: 12' x 10'8" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 8'5" x 7'5" Pvc double glazed obscure window to rear, contemporary matching white suite comprising bath, separate shower cubicle with glazed splash screen, sink unit, low level wc, radiator and ladder style radiator.

GARAGE STYLE STORE ROOM: 8'9" x 8' Mid-opening wooden doors, lighting and power points.

OUTSIDE: To the rear of the property is a paved patio area for seating and entertaining, leading to a large lawned area with tress to rear, shed..



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.

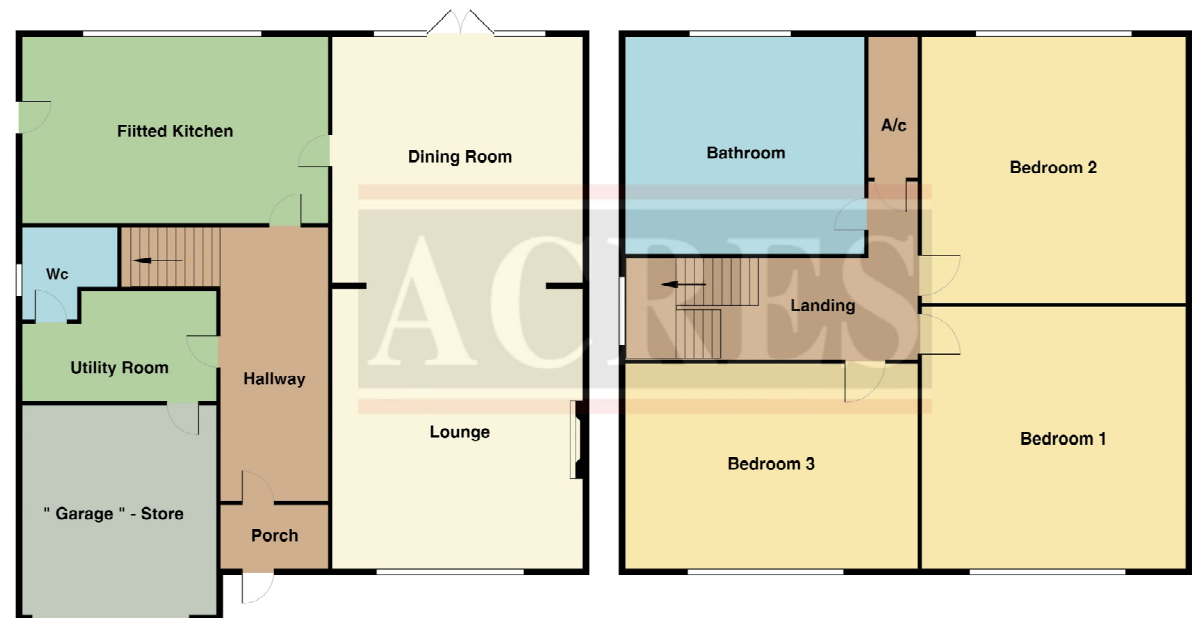
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Heath Croft Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Rowallan 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.