

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Six good bedrooms
- ◆ Two en-suite shower rooms
- ◆ Family bathroom & additional shower room
- ◆ Spacious lounge
- ◆ Dining room & study/play room
- ◆ Full width rear conservatory
- ◆ Fitted breakfast kitchen with appliances
- ◆ Utility room & guests cloakroom/wc
- ◆ Large garage
- ◆ Overlooking open fields to fore



***176 WORCESTER LANE, FOUR OAKS, B75 5NQ - OFFERS AROUND £700,000***



This exceptionally spacious, freehold, detached family home, is set in a prime, enviable location, overlooking a delightful, open aspect to fore. Well regarded Infants & Junior schooling is positioned just a short stroll away, furthermore Four Oaks offers excellent public transport links including access to the Cross City rail line, together with an array of restaurants and shopping facilities at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), the property provides generous, thoughtfully designed family accommodation, which briefly comprises fully enclosed porch, welcoming reception hall having guests cloakroom/wc off, rear lounge opening to a full width pvc double glazed conservatory, additionally there is a dining room, study/play room together with a comprehensively fitted breakfast kitchen having a range of integrated appliances. To the first floor there are four bedrooms, two having en-suite shower rooms and family bathroom. To the second floor there are two additional double bedrooms, both having window seats to enjoy the property's open aspect and shower room. Having deep side garage and rear utility room, to fully appreciate the property on offer, together with it's true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a deep lawned fore garden and multi-vehicular driveway, access is gained to the property via pvc double glazed doors opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to front and side, multi-locking front door with obscure double glazed insets opens to:

**RECEPTION HALL:** Radiator, storage cupboard, wood laminate flooring.

**GUESTS CLOAKROOM/WC:** Matching white suite comprising low flushing wc, wide vanity wash hand basin with base unit beneath, wood laminate flooring.

**SPACIOUS LOUNGE:** 15'7" x 14'4" max / 8'10" min Pvc double glazed windows with central double glazed double French doors open to conservatory, electric coal effect fire set on a marble hearth having matching recess and fire surround, double radiator.

**FULL WIDTH CONSERVATORY:** 24'2" max / 12'9" min x 10'8" max / 6'8" min Pvc double glazed windows to side and rear elevations with double glazed double French doors to garden, two wall mounted convector heaters.

**DINING ROOM:** 13'6" x 9' Pvc double glazed window to front, radiator.

**STUDY/PLAY ROOM:** 8'9" x 7'6" Pvc double glazed window to front, radiator.

**FITTED BREAKFAST KITCHEN:** 18'2" max / 9'1" min x 9'9" max / 7'3" min Pv double glazed window to rear, one and a half bowl sink unit set into work surfaces with tiled splash backs, there is a comprehensive range of gloss fitted units to both base and wall level including drawers, elevated oven having separate grill, fitted gas hob having extractor canopy over, integrated microwave, American style fridge/freezer, space for dishwasher, radiator, space for breakfast table, door to garage.

**UTILITY ROOM:** 8'6" x 8' Single drainer sink unit set into rolled edge work surfaces having fitted units to base and wall level, tiled splash backs, room heater.

**STAIRS TO LANDING:**

**BEDROOM ONE:** 13' x 12'7" max / 10'6" min Pvc double glazed window to rear, double and single built-in wardrobes, radiator.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin having base unit beneath, low flushing wc, tiled splash backs, radiator.

**BEDROOM TWO:** 16'6" max / 9'1" min x 9'1" max / 5'6" min Pvc double glazed window to front, double and single built-in wardrobes, radiator.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, tiled splash backs, radiator, wood laminate flooring.

**BEDROOM THREE:** 11'10" x 9'10" Pvc double glazed window to rear, radiator.

**BEDROOM FOUR:** 12'7" x 7'10" Pvc double glazed window to front, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising bath, wash hand basin, low flushing wc, tiled splash backs, radiator.

**STAIRS TO SECOND FLOOR LANDING:** High level, remote controlled opening/blinds, double glazed Velux window to front.

**BEDROOM FIVE:** 15' x 11' max / 8'10" min Twin double glazed windows to front set into fitted window seat area, radiator.

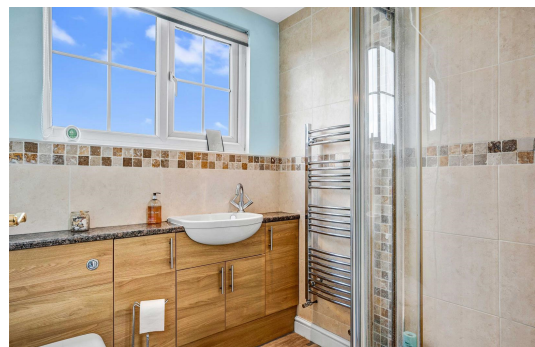
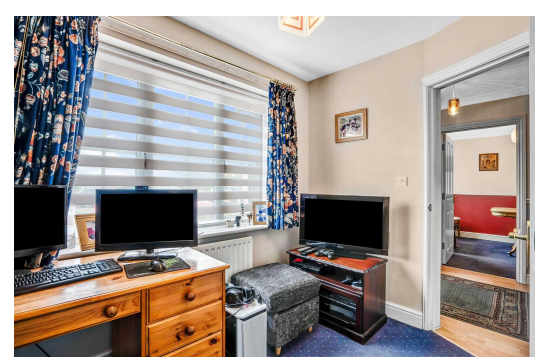
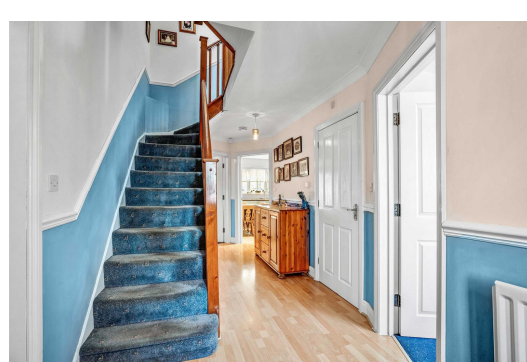
**BEDROOM SIX:** 15' x 9' Twin double glazed Velux window to front, fitted into window seat area, radiator.

**SHOWER ROOM:** Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiled splash backs, wood laminate flooring.

**DEEP SINGLE GARAGE:** 24'9" x 8'6" Up and over door, door to utility room. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved patio area to a lawned rear garden flanked by borders having timber fencing.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





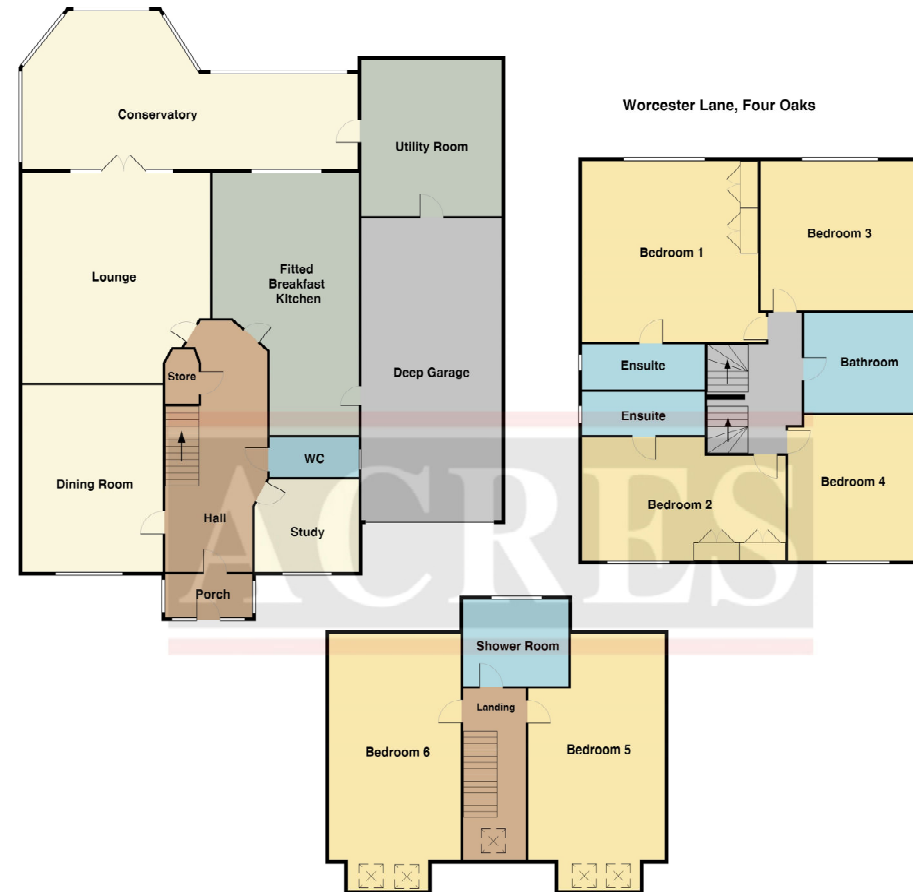
**TENURE:** We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

**COUNCIL TAX BAND:** F

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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.