

ACRES

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www.acres.co.uk



- ◆ Three bedrooms
- ◆ Bedroom two having concealed shower
- ◆ Bathroom with white suite
- ◆ Lounge & sun room
- ◆ Breakfast kitchen
- ◆ Guests wc
- ◆ Detached garage
- ◆ Wrap around garden
- ◆ In & out driveway
- ◆ Sought after location
- ◆ Close to transport links & amenities



225a BIRMINGHAM ROAD, SHENSTONE WOOD END, WS14 OPD - OFFERS OVER £425,000

This imposing, spacious, freehold, detached family home, is set in a central, sought after location, within a short distance of public transport links including local bus services and the Cross City rail line at Blake Street. Having an array of shopping facilities available at Mere Green with its variety of restaurants, cafes and amenities, the property is similarly place for open countryside. Set on a corner plot the property is also complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, we highly recommend an internal inspection. Briefly comprising in & out driveway, reception hall, open plan lounge with rear sun room off, breakfast kitchen, three bedrooms and a family bathroom. Externally there is a wrap around, mature rear garden and detached garage.

Set back from the roadway behind a multi-vehicular, block paved, in & out driveway, providing off road parking and having side garden with mature shrubs and bushes, access is gained via:

PORCH: Pvc double glazed front door with obscure, decorative glazed inset opens to:

RECEPTION HALL: 8'9" x 8'3" Pvc double glazed door to front, stairs off, radiator, doors to:

GUESTS WC: Obscure pvc double glazed window to front, low level wc, built-in sink unit with shelving.

LOUNGE: 18'10" x 13'4" Pvc double glazed window to side, coal effect gas fire with tiled hearth, two radiators, double glazed sliding patio doors to:

SUN ROOM: 14'6" x 7'10" Pvc double glazed windows to rear and side and pvc double glazed French door to side, pvc double glazed roof skylights.

BREAKFAST KITCHEN: 18'8" x 8'11" Pvc double glazed window to front, there is a range of fitted units to both base and wall level, rolled edge work surfaces, inset one and a half bowl stainless steel sink unit, space for fridge/freezer, integrated oven with four ring gas hob and extractor canopy over, tiled splash backs, radiator.

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

BEDROOM ONE: 12'2" x 8'9" Pvc double glazed window to front, radiator.

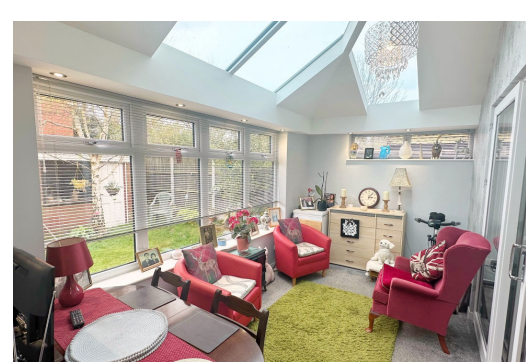
BEDROOM TWO: 13'4" x 9'11" Pvc double glazed window to side, built-in wardrobes having sliding doors, radiator, door to shower cubicle.

BEDROOM THREE: 10'2" x 7'5" Pvc double glazed window to rear, radiator.

BATHROOM: Obscure pvc double glazed window to side, white suite comprising panel bath with shower over, wash hand basin with vanity unit, low level wc, chrome ladder style radiator.

OUTSIDE: To the side of the property there is a low maintenance garden with paving and to the rear there is a patio and lawned area, outside courtesy lighting, insulated shed, mature shrubs and bushes, timber fencing, access to:

GARAGE: 16'10" x 9'7" Positioned at the rear of the property, having up and over door and separate driveway access **(Please check the suitability of this garage for your own vehicle)**



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)

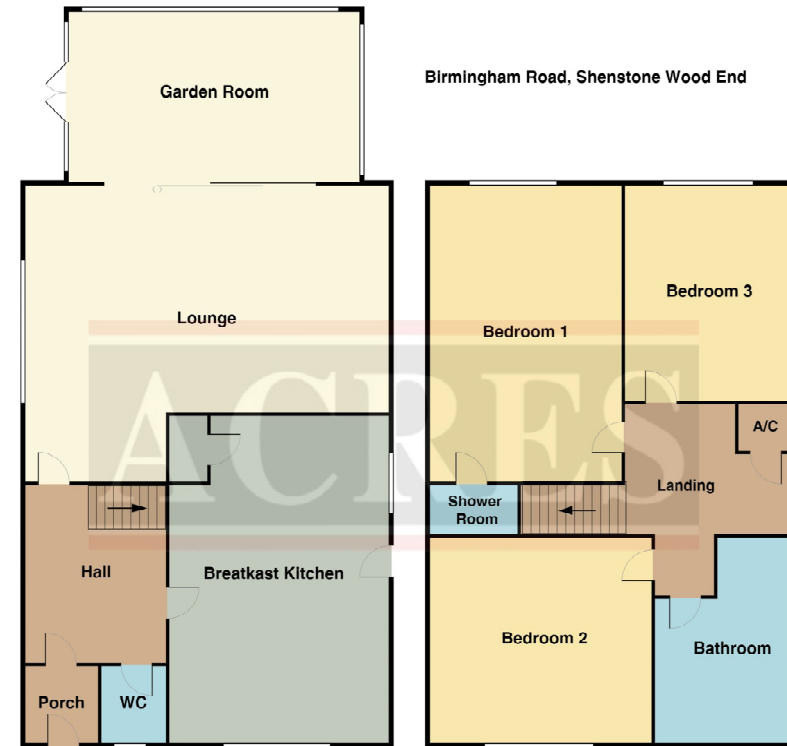
COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set on the corner of Birmingham Road & Smarts Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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.