

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 sized bedrooms
- ◆ Shower room
- ◆ Lounge
- ◆ Dining room
- ◆ Extended breakfast kitchen
- ◆ Utility room
- ◆ Ground floor wc
- ◆ Large rear garden with two seating areas
- ◆ Sought after location



24 CLARENDON ROAD, FOUR OAKS, B75 5JY - OFFERS OVER £440,000

This well presented, much improved, freehold, extended, semi-detached family home, is set in a prime, central location, positioned to well regarded schooling, together with public transport links. The property is also well placed for Mere Green shopping centre, with it's host of restaurants, cafes and other facilities with Four Oaks also offering access to the Cross City rail line. The property is complemented by gas central heating and double glazing (both where specified) and briefly comprises enclosed porch, welcoming entrance hallway, dining room, lounge, extended breakfast kitchen with utility and ground floor wc. To the first floor there are three bedrooms and a well appointed family shower room. Externally there is a driveway to fore and a generous, rear garden having two separate patio areas. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a generous block paved driveway offering multi-vehicular off road parking, accessing:

ENCLOSED PORCH: Having double glazed windows to front and side and a part glazed door opens to:

RECEPTION HALL: Stairs off, radiator, under stairs storage cupboard, doors to:

DINING ROOM: 14'6" max into bay x 10'11" Double glazed bay window to front, radiator.

LOUNGE: 14'7" max into bay x 10'11" Double glazed bay window incorporating double glazed French door to rear, two feature wall mounted radiators.

BREAKFAST AREA: 8'3" x 6'3" Tiled floor, radiator, door to utility, walkthrough to:

FITTED KITCHEN: 13'7" max x 11'10" max Double glazed window to rear and part frosted double glazed door to side, having a range of contemporary eye and base level units with work surfaces over, inset one and half bowl sink/drainer unit, electric four ring hob, extractor canopy over, integrated dishwasher, double oven, tiled floor, radiator.

UTILITY ROOM: Base level units with work surfaces over, inset single drainer sink unit, tiled splash backs, plumbing for appliance beneath, tiled floor, radiator, door to:

GUESTS WC: Low flushing wc, wash hand basin, tiled splash back, heated towel rail, tiled floor.

STAIRS TO FIRST FLOOR LANDING: Frosted double glazed window to side, loft access, doors to:

BEDROOM ONE: 15'1" max into bay x 9'11" Double glazed bay window to rear, radiator.

BEDROOM TWO: 14'9" max into bay x 11'10" max Double glazed bay window to front, radiator.

BEDROOM THREE: 6'10" x 6'5" Double glazed box window to front, radiator.

WELL APPOINTED SHOWER ROOM: Frosted double glazed windows to side and rear, contemporary matching suite comprising walk-in double shower cubicle with built-in shower, wash hand basin with storage beneath, low flushing wc, heated towel rail, tiled walls, integrated ceiling lights.

GARAGE: 12'10" x 7'2" Having power and lighting, double doors to front. **(Please check the suitability of this garage for your own vehicle)**

REAR GARDEN: Having a split level, block paved patio area, with generous lawn beyond, further block paved seating area to rear, mature trees and mature shrub borders.



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: C

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Grange Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Clarendon Road, Four Oaks, B75 5JY



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.