

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088



fouroaks@acres.co.uk



www.acres.co.uk



- ◆ Three good bedrooms
- ◆ White bathroom
- ◆ Attractive lounge
- ◆ Dining room
- ◆ Full width rear conservatory
- ◆ Fitted kitchen
- ◆ Guests cloakroom/wc
- ◆ Wide single garage
- ◆ Generous mature rear garden
- ◆ Set close to well regarded schooling
- ◆ NO UPWARD CHAIN



***280 CLARENCE ROAD, FOUR OAKS, B74 4LP- OFFERS AROUND £425,000***

This attractive, spacious, freehold, semi-detached family home, is set in a prime, central and sought after location, within short walking distance of well regarded schooling for all ages. Having shopping facilities close by, together with excellent public transport links including access to the Cross City rail line, the property is complemented further by its mature, generous plot with a well stocked rear garden. Offering gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its true proportions and features, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, reception hall, guests cloakroom/wc, attractive lounge, dining room, full width rear conservatory/garden room, fitted kitchen, three bedrooms, white bathroom, wide single garage.

Set back from the roadway behind a multi-vehicular block paved driveway, flanked by shrubs and bushes, access is gained to the property via a part pvc double glazed door opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed window to front, part obscure glazed door opens to:

**RECEPTION HALL:** Radiator.

**GUESTS CLOAKROOM/WC:** Obscure window to side, low flushing wc, wash hand basin.

**REAR LOUNGE:** 14'1" max / 12'10" min x 12'3" max / 11'6" min Double glazed patio door to rear, coal effect living flame gas fire set into a fire surround.

**REAR CONSERVATORY/GARDEN ROOM:** 17'10" x 7'9" Pvc double glazed windows to side and rear with double glazed double French doors to rear garden.

**DINING ROOM:** 15'6" max / 13' min x 10'6" Pvc double glazed bay window to front, double radiator.

**FITTED KITCHEN:** 13'3" x 6'10" Double glazed patio doors to conservatory, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, double radiator.

**SIDE LOBBY:** Door to rear garden, door to garage.

**RETURN STAIRS TO LANDING:** Pvc double glazed obscure window to side.

**BEDROOM ONE:** 16'1" max / 12' min x 12' Pvc double glazed bay window to front, radiator, wide built-in storage cupboard.

**BEDROOM TWO:** 12'1" x 10'6" max / 8'8" min plus door recess Pvc double glazed window to rear, radiator, double built-in wardrobe having storage cupboard above.

**BEDROOM THREE:** 10'6" max / 8'8" min x 6'4" plus door recess Pvc double glazed window to rear, double built-in wardrobe with storage cupboards over and side dressing table recess, additional built-in storage/linen cupboard with shelving.

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

**WIDE GARAGE:** 14'10" x 11'5" Up and over door. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved patio area to a substantial lawned rear garden having borders providing an abundance mature shrubs and bushes, two timber sheds, greenhouse.



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)

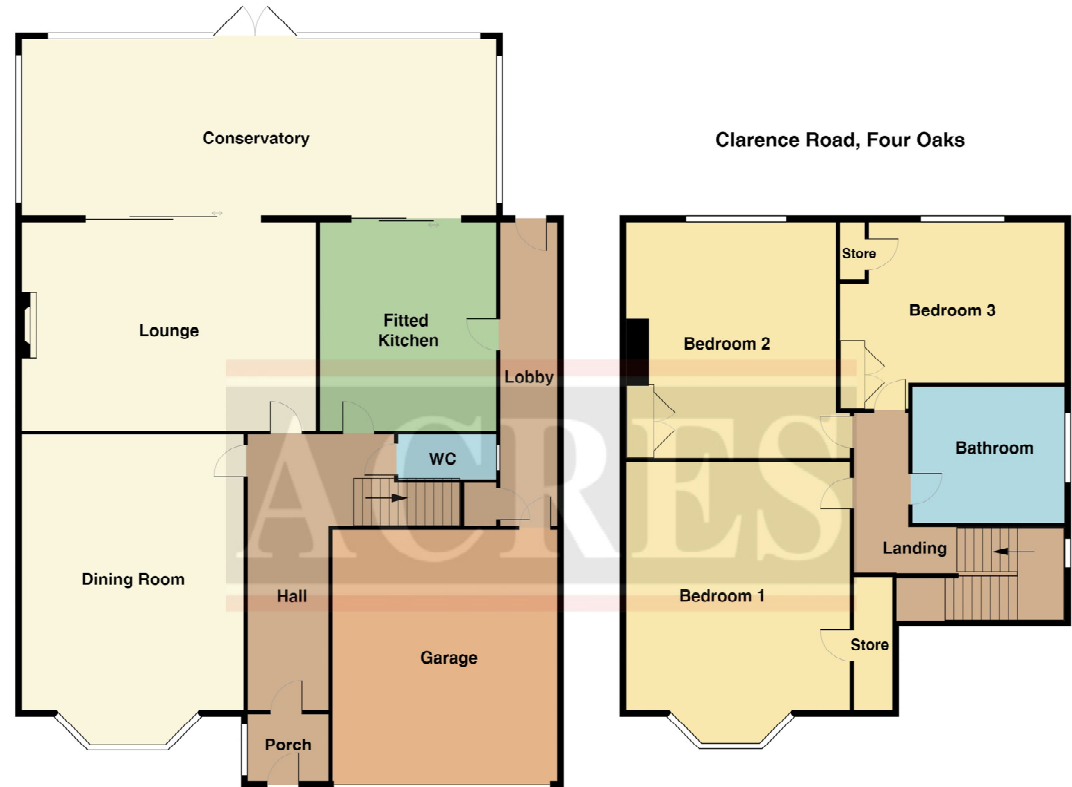
**COUNCIL TAX BAND:** D

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

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

**LOCATION:** Set off Belwell Lane/Rosemary Hill Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.