

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Extended semi-detached family home
- ◆ Three bedrooms
- ◆ Re-fitted shower room
- ◆ Attractive spacious lounge
- ◆ Dining room
- ◆ Extended fitted breakfast kitchen
- ◆ Ground floor shower room/wc
- ◆ Utility room
- ◆ Side recessed garage
- ◆ Large block paved patio
- ◆ Electric car charging point



94 DOWER ROAD, FOUR OAKS, B75 6TP - OFFERS OVER £425,000

This deceptively spacious, well presented and much improved, extended Freehold semi-detached family home is set in a prime, central and sought after location being just a short stroll from excellent public transport links including local buses and the Cross City rail line at Four Oaks Station. Having sought after schooling for all ages within the area, the property is additionally placed within a few hundred metres of Mere Green shopping centre. Being tastefully decorated, this spacious property is further complemented by gas central heating and pvc double glazing (both where specified) and further benefits from the provision of an electric car charging point. Briefly comprising fully enclosed porch leading to a welcoming reception hall, having ground floor shower room/guests wc off, there is an attractive lounge with feature fireplace, dining room, extended fitted breakfast kitchen and utility room. To the first floor there are three bedrooms and a re-fitted, contemporary shower room. There is a side recessed garage and multi vehicular driveway and rear garden. To appreciate fully the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular block paved driveway with electric car charging point, access is gained to the accommodation via pvc double glazed double doors opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, multi locking front door with obscure glazed inset opens to:

RECEPTION HALL: Pvc double glazed window to side, radiator, wood laminate flooring.

GROUND FLOOR SHOWER ROOM/GUESTS WC: Matching white suite comprising enclosed shower cubicle with glazed splash screen, wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiling to walls.

ATTRACTIVE SPACIOUS LOUNGE: 15'8" max/13' min x 12'3" max/11'1" min: Pvc double glazed bay window to front, double radiator, coal effect living flame gas fire set on a black granite hearth having matching recess and feature wooden surround, wood laminate flooring.

DINING ROOM: 10'4" x 10': Tall feature radiator, wood laminate flooring.

EXTENDED FITTED BREAKFAST KITCHEN: 17'10" x 8'4": Pvc double glazed window and double glazed patio doors to rear, tall feature radiator, one and a half bowl enamel white sink unit set into sweeping work surfaces; there are a comprehensive range of contemporary units to both base and wall level including drawers, concealed dishwasher, fridge and freezer, elevated electric oven having separate grill in turn with microwave over, induction flush fitting hob, four space breakfast bar with stools, additional dresser style unit with further wall and base units and space for television.

UTILITY ROOM: 7'10" x 6'8": Pvc double glazed window to side, single drainer sink unit, rolled edge wood style work surfaces having high gloss fitted units to both base and wall level, , recesses for washing machine, dryer and further fridge/freezer.

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

BEDROOM ONE: 13'2" x 11' max/9'9" min: Pvc double glazed window to front, radiator.

BEDROOM TWO: 11' x 10'2": Pvc double glazed window to rear, radiator, two double fitted wardrobes with central dressing table recess having fitted drawer unit.

BEDROOM THREE: 9' x 8': Pvc double glazed window to front, radiator, deep storage/display ledge.

RE-FITTED FAMILY SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite shower area having fitted shower with sliding shower screen and full height contemporary tiled splash backs, vanity wash hand basin with base unit beneath, low level wc, electric mirror, contemporary heated towel rail, tiled walls and flooring.

SIDE RECESSED GARAGE: 19'8" x 8'8" (Please check the suitability of this garage for your own vehicle): Twin gates to front driveway with side drive providing parking and access to garage, outside tap. Garage having up and over door, windows to side and rear.

OUTSIDE: Large block paved patio area to a lawned rear garden having shrubs, bushes and timber fencing.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

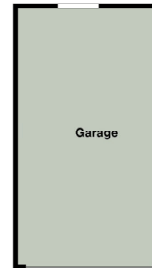
COUNCIL TAX BAND: D.

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Jordan Close, in turn off Jordan Road and Little Sutton Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Dower 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.

