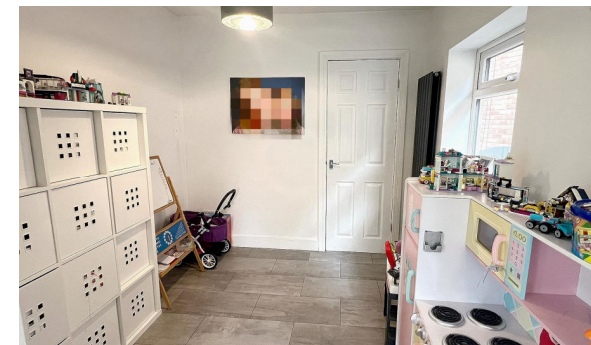


ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Four double bedrooms
- ◆ En-suite shower room & deep walk-in 'wardrobe'
- ◆ Well appointed white shower room
- ◆ Attractive lounge
- ◆ Spacious open plan family/day room
- ◆ Optional play room/study
- ◆ Open plan comprehensively fitted breakfast kitchen with island
- ◆ Guests cloakroom/wc
- ◆ Feature decking area & mature garden



110 DOWER ROAD, FOUR OAKS, B75 6TL- OFFERS AROUND £585,000

This delightful, highly deceptively spacious, much enlarged and well presented, traditional style, freehold, semi-detached family home, truly requires an internal inspection to fully appreciate, the host of features on offer, its true proportions and many improvements. Set in a prime, central and sought after location, just a short stroll from well regarded schooling, the property is similarly placed for Four Oaks station, thus providing ease of access to the Cross City rail line, furthermore Mere Green with its host of restaurants, shops and other facilities, is set close by. Complemented by gas central heating and pvc double glazing (both where specified) the thoughtfully designed and well proportioned accommodation on offer briefly comprises welcoming reception hall, guests cloakroom/wc, attractive lounge, comprehensively fitted breakfast kitchen having central island unit, together with an array of integrated appliances, being open plan to a generous family/day room, in turn opening to a play room/study as preferred. To the first floor there are three double bedrooms and a well appointed white shower room, to the second floor you will find the master bedroom having a deep walk-in 'wardrobe' area off and an en-suite shower room. The property has a mature rear garden with a feature, composite decking area.

Set back from the roadway behind a lawned fore garden with side multi-vehicular driveway, access is gained to the property via a part double glazed door opening to:

RECEPTION HALLWAY: Double glazed windows to front, contemporary radiator.

GUESTS CLOAKROOM/WC: White low flushing wc with matching wall hung vanity wash hand basin with base unit beneath, chrome ladder style radiator, tiled floor.

ATTRACTIVE LOUNGE: 14'3" x 12'4" max / 11'2" min Pvc double glazed window to front, double radiator.

OPEN PLAN FAMILY/DAY ROOM: 12' x 11'10" Pvc double glazed window to rear, contemporary radiator, opening to:

PLAY ROOM/STUDY: 8'8" x 8' Pvc double glazed window to side, cupboard off housing central heating boiler, space for dryer, shelving.

OPEN PLAN FITTED BREAKFAST KITCHEN: 18'7" x 11'6" Pvc double glazed window and double glazed bi-fold doors to rear, there is a comprehensive range of fitted gloss handleless units to both and wall level including a substantial central island unit with co-ordinating Hamex work tops, inset one and a half bowl sink unit, elevated stainless steel electric oven, integrated dishwasher and full size fridge and freezers, gas hob, matching six space breakfast table, tall contemporary radiator.

STAIRS TO LANDING: Pvc double glazed window to side.

BEDROOM TWO: 14'3" x 12'6" Pvc double glazed window to front, double radiator, five double fitted wardrobes.

BEDROOM THREE: 16' max / 9' min x 12'4" max / 6'2" min Pvc double glazed window to front, double radiator, deep storage area having pvc double glazed window to rear and hanging rails.

BEDROOM FOUR: 12'3" max / 9'9" min x 11'6" Pvc double glazed window to rear, further double wardrobe, radiator.

FAMILY SHOWER ROOM: Pvc double glazed windows to side and rear, matching white suite comprising large shower cubicle with glazed splash screen, his 'n' hers vanity wall hung wash hand basins having base units beneath, low flushing wc, ladder style radiator, marble styled tiles to walls and floor.

STAIRS TO SECOND FLOOR LANDING: Pvc double glazed window to side.

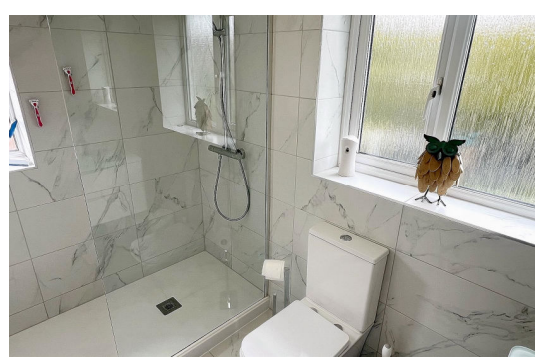
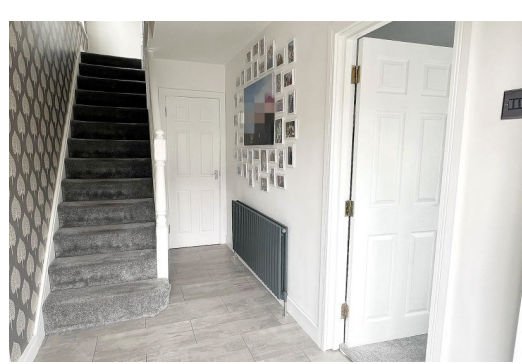
BEDROOM ONE: 13' x 12'6" Pvc double glazed window to rear, double radiator.

DEEP WALK-IN WARDROBE/DRESSING AREA: 14'4" x 7' (measured at floor level, part sloping ceilings) Four drawer units, fitted clothes hanging rails.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

GARAGE STYLED STORE: 8'5" x 4'2" Up and over door.

OUTSIDE: A generous composite decking area with glazed panel balustrading, leads to a lawned rear garden flanked by borders having mature shrubs and bushes, large timber shed.



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)

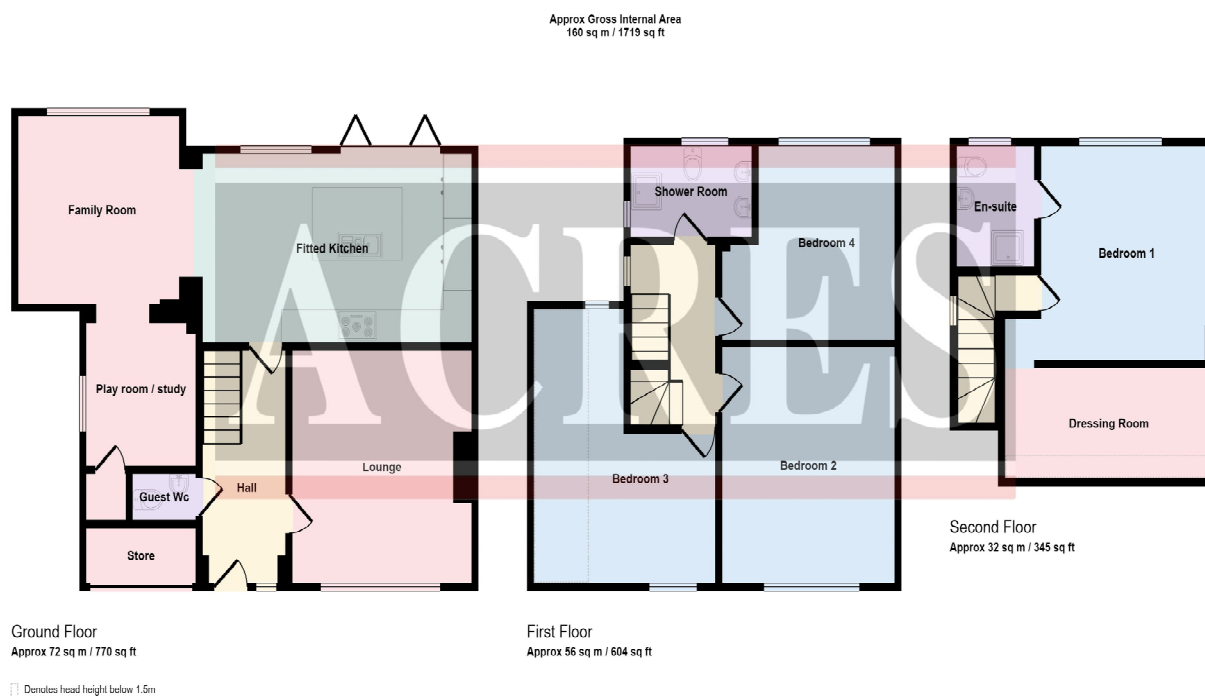
COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Jordan Close/Little Sutton Lane

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

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.

