

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms
- ◆ Renewed white family bathroom
- ◆ Spacious full width lounge
- ◆ Separate dining room
- ◆ Fitted kitchen with appliances
- ◆ Guest cloakroom/WC
- ◆ Side double garage with utility area
- ◆ Private rear garden
- ◆ Set in a centrally located cul-de-sac
- ◆ Close to schools and public transport



16 GROUNDS ROAD, FOUR OAKS, B74 4SE

OFFERS AROUND £500,000

This deceptively spacious, well presented and much improved, freehold, link detached family home is set in a centrally located, well regarded cul-de-sac. Positioned within close proximity of all amenities including short walking distance of the Arthur Terry School, and excellent public transport links by way of local bus services and the Cross City rail line at Butlers Lane station and shopping facilities and restaurants at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), we highly recommend an internal inspection to fully appreciate the property on offer. Briefly comprising fully enclosed porch, reception hall, guests cloakroom/wc, full width spacious front lounge, dining room, refitted kitchen with appliances, four good bedrooms, well appointed white bathroom, side double garage with utility area and mature rear garden.

Set back from the roadway behind a multi-vehicular block paved driveway having side lawn, access is gained to the property via a pvc double glazed door into:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, pvc front door with double glazed inset opens into:

RECEPTION HALL: Radiator, storage/cloaks cupboard.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, matching white suite comprising low flushing wc, wash hand basin with base unit beneath, tiling to splash back areas and floor.

SPACIOUS FRONT LOUNGE: 18'10" x 12'10" Two pvc double glazed windows to front, radiator.

DINING ROOM: 10'9" x 8'7" Pvc double glazed patio doors to rear, radiator.

FITTED KITCHEN: 10'1" x 9'9" Pvc double glazed window to rear, single bowl sink unit with side drainer set into rolled edge work surfaces with tiled splash backs, there is a range of fitted units to both base and wall level including wide drawer units, space for fridge/freezer, dishwasher recess, fitted stainless steel oven having separate grill, in turn having fitted hob with stainless steel extractor canopy over, radiator.

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

BEDROOM ONE: 13' x 10'6" Pvc double glazed window to front, radiator.

BEDROOM TWO: 10'3" x 10' Pvc double glazed window to rear, radiator.

BEDROOM THREE: 10'3" x 8'4" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 13' max / 10'2" min x 8'3" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: Obscure pvc double glazed window to side, matching renewed white suite comprising 'P'-shaped bath having shower over and side splash screen, wash hand basin, low flushing wc, contemporary complementary tiling to walls and floor, chrome ladder style radiator.

SIDE DOUBLE GARAGE COMBINING UTILITY AREA: 18' x 16'1" Window and pvc double glazed door to rear, laundry area having rolled edge work surfaces, plumbing for washing machine, space for dryer and fridge/freezer and double wall unit. **(Please check the suitability of this garage for your own vehicle).**

OUTSIDE: Paved patio area with outside tap to a mainly lawned rear garden, having timber fencing and being of an approximate south-westerly aspect.



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: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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.