

# ACRES

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

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www.acres.co.uk



- ◆ Three good sized bedrooms
- ◆ Family bathroom
- ◆ Lounge with feature lighting
- ◆ Open plan dining room
- ◆ Fitted kitchen
- ◆ Ground floor shower room/guests wc
- ◆ Off road parking
- ◆ Generous rear garden
- ◆ Well presented & much improved
- ◆ Sought after location



***11 CLARENDON ROAD, FOUR OAKS, B75 5JY - OFFERS AROUND £350,000***

This well presented and much improved, freehold, terraced property, is set in a prime, central and sought after location, positioned close to well regarded schooling, together with public transport links. The property is well placed for Mere Green shopping centre, having a host of restaurants, cafes and shops. Four Oaks also offers access to the Cross City rail line and is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising porch, reception hall, lounge, dining room, open plan breakfast kitchen, ground floor shower room and utility room/store. To the first floor there are three good sized bedrooms and a well appointed bathroom. Externally there is a generous rear garden and large shed, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a paved driveway providing off road parking, access to the property is gained via:

**PORCH:** Double glazed window to front, door to:

**RECEPTION HALL:** Radiator, stairs off to first floor, door to:

**LOUNGE:** 13'5" max into bay x 11'10" max Double glazed bay window to front, feature high level wall mounted radiator, remote controlled spotlights and wall lights, door to:

**DINING ROOM:** 10'11" x 9' Feature high level wall mounted radiator, remote controlled spotlights, archway to kitchen, door to:

**UTILITY ROOM/STORE:** Plumbing for washing machine & space for tumble dryer, plumbing for appliance,

**SHOWER ROOM:** Obscure pvc double glazed window to rear, having suite comprising shower cubicle with built-in shower, low flushing wc, wash hand basin, heated towel rail, tiling to walls.

**FITTED KITCHEN:** 11'7" x 9'11" Double glazed window to rear, part obscure double glazed door to side, having a range of newly installed, modern and stylish wall and base units with work surfaces over, inset single drainer sink unit, fitted hob and oven with extractor hood over, dishwasher, feature high level wall mounted radiator.

**STAIRS TO FIRST FLOOR:** Loft access with pull down ladder to a boarded loft with bulk head lights and doors off to:

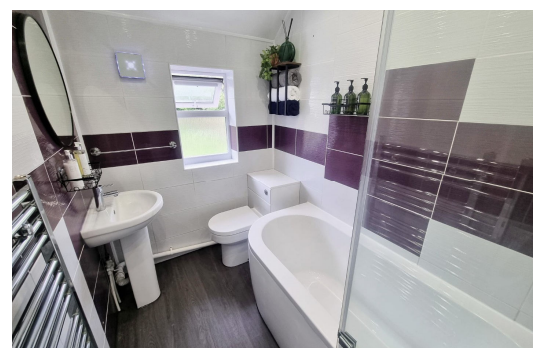
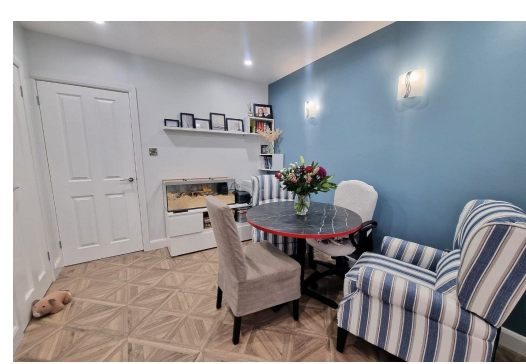
**BEDROOM ONE:** 11' x 9'2" Double glazed window to rear, radiator.

**BEDROOM TWO:** 10'11" x 9'1" Double glazed window to front, radiator.

**BEDROOM THREE:** 9'3" max x 8' max excluding fitted wardrobes Two double glazed windows to front, radiator, fitted wardrobe with mirrored doors.

**FAMILY BATHROOM:** Obscure double glazed window to rear, matching suite comprising bath, pedestal wash hand basin, low flushing wc, tiled walls, heated towel rail.

**OUTSIDE:** Having paved patio area with a generous lawned garden beyond, flanked by borders having shrubs and bushes, outside tap and power point, large timber shed, access to the front via a shared passageway.



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:** B

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

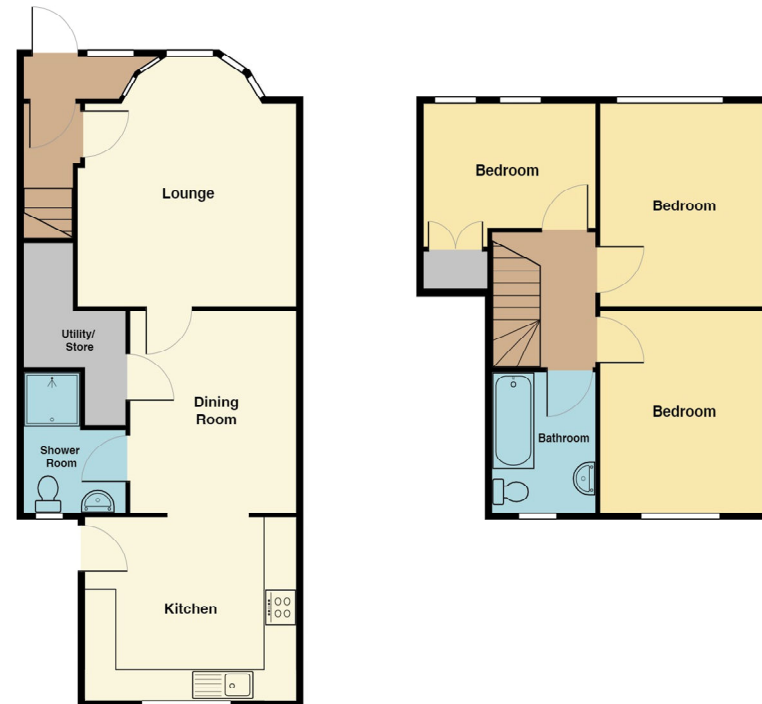
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Grange Lane, in turn off Little Sutton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Clarendon Road, Sutton Four Oaks, Sutton Coldfield, 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.