

# 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 bedrooms
- ◆ Bathroom & separate WC
- ◆ Spacious lounge
- ◆ Dining room
- ◆ Study/day room
- ◆ Rear garden room
- ◆ Breakfast kitchen
- ◆ Ground floor shower room/WC
- ◆ Side garage
- ◆ Substantial mature rear garden



***77 LITTLE SUTTON LANE, FOUR OAKS, B75 6SJ***

***PRICE GUIDE £650,000***

This spacious freehold detached family home is set upon a generous mature plot within a prime central sought after location. Providing the scope for modernisation and alteration the property offers gas central heating (where specified) and is centrally located between Mere Green and Sutton Coldfield town centre. There is a local bus service available as well as access to the cross city rail line at Four Oaks station. To fully appreciate the property on offer and its further potential, we highly recommend internal inspection. Briefly comprising:- recessed porch, reception hall, spacious lounge, dining room, rear garden room, optional ground floor bedroom or study having shower room off, breakfast kitchen, separate w.c. To the first floor there are four bedrooms, a family bathroom and separate w.c., additionally the property has a side garage.

Set back from the roadway behind a deep lawned front garden with shrubs and bushes, there is a multi vehicular driveway which gives access to:-

**RECESSED PORCH:** Front door opening to:-

**RECEPTION HALL:** Obscure window to front, parquet hardwood block floor, open under stairs storage area recess.

**SPACIOUS LOUNGE:** 17'10" max, 14'5" min x 14'8" Window to front, radiator, open coal / wood burning fireplace with hearth and mantel, parquet hardwood block floor.

**DINING ROOM:** 13'6" max, 10' min x 10'6" Sliding patio doors to rear, double radiator, parquet hardwood block floor.

**SNUG/OFFICE (POTENTIAL GROUND FLOOR BEDROOM):** 18' into door recess x 12'8" min x 9'4" Double glazed window to front, radiator.

**SHOWER ROOM/GUESTS WC:** Low flushing w.c., wall hung wash hand basin, shower/wet room recess with tiled floor and walls, radiator.

**BREAKFAST KITCHEN:** 18'6" max, 12'10" min x 10'1" Window to rear, double drainer stainless steel sink unit with base unit beneath, further base units, work surfaces with tiled splash backs, recesses for washing machine, cooker, space for fridge freezer, space for table, radiator, two large pantry cupboards. Door to:-

**GARDEN ROOM:** 16'6" x 10'8" max, 8'8" min Double glazed patio doors to rear, double glazed patio doors to side, radiator, built-in storage cupboard, door to garage.

**SEPARATE WC:** Obscure window to rear, white low flushing w.c..

**STAIRS TO LANDING:**

**BEDROOM ONE:** 15'3" x 12'3" plus door recess Window to front, radiator, double built-in wardrobe, two built-in storage cupboards.

**BEDROOM TWO:** 14'3" x 13'6" Window to front, radiator, double built-in wardrobe.

**BEDROOM THREE:** 10'6" x 10'1" Window to rear, radiator, built-in wardrobe, vanity wash hand basin set into surround.

**BEDROOM FOUR:** 10'1" x 10' Window to rear, radiator.

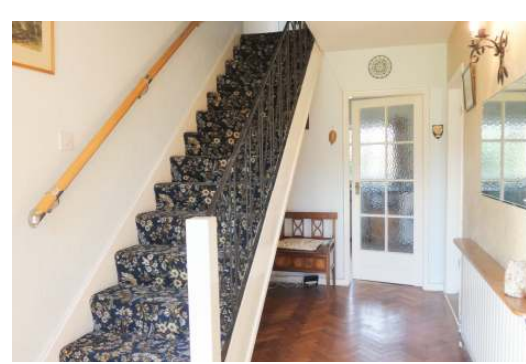
**FAMILY BATHROOM:** Obscure window to rear, matching suite comprising bath, wash hand basin, tiled splash backs, heated towel rail, deep linen cupboard.

**SEPARATE WC:** Obscure window to rear, low flushing w.c.

**GARAGE:** 18'1" x 9'8" (please check the suitability of these measurements for your own vehicle) Renewed sectional garage door with port hole window above.

**OUTSIDE:** Paved patio area to a generous mainly south westerly lawned rear garden having shrubs and bushes and side beechwood hedge





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.)

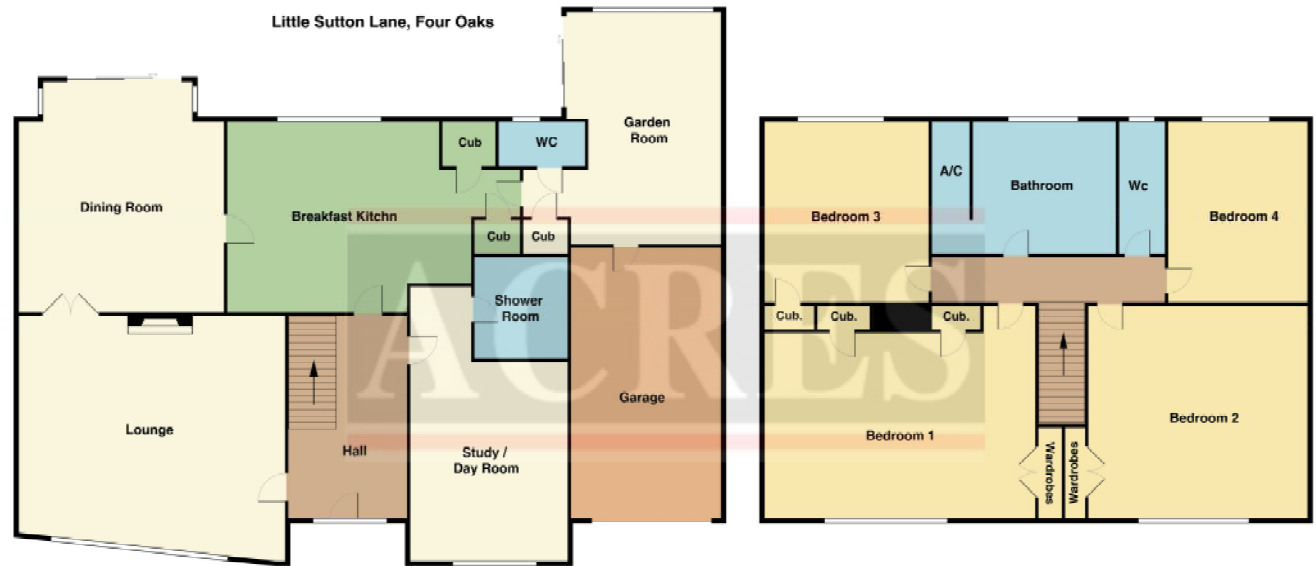
**COUNCIL TAX BAND:** F

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

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

**LOCATION:** Set off Lichfield Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4   a
69-80	C		
55-68	D		
39-54	E	b4   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.