

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Family bathroom
- ◆ Spacious lounge
- ◆ Dining room
- ◆ Modern kitchen
- ◆ Utility room
- ◆ Guest Cloakroom/WC
- ◆ Off road parking
- ◆ Central convenient location
- ◆ Offering scope for modernisation



7 TOWER ROAD, FOUR OAKS, B75 5EW PRICE GUIDE £270,000

This freehold end town house is set in a well regarded, central convenient location within only a few hundred metres of Mere Green shopping centre. The property additionally is well placed for both bus and rail links and is served within the area by well regarded schooling. Offering Pvc double glazing, and gas central heating (both where specified) to fully appreciate the property on offer, and its further potential, we highly recommend internal inspection. Briefly comprising:- reception hall, guest cloakroom/WC, spacious lounge, dining room, modern kitchen, utility room, three bedrooms, bathroom, rear garden, multi vehicular off road parking.

Set back from the roadway behind a lawned fore and side garden, paved pathway gives access to the property via a Pvc door, having double glazed inset opening to:-

RECEPTION HALL: Radiator, under stairs storage cupboard and recess, guest cloakroom/WC, Pvc double glazed obscure window to front, low flushing w.c., wash hand basin with tiled splash back, radiator.

SPACIOUS LOUNGE: 16'5" max, 15'7" min x 11' Two Pvc double glazed windows to rear, double radiator.

DINING ROOM: 10' max, 8'9" min x 9'9" Pvc double glazed window to front, double radiator.

KITCHEN: 13'3" x 7'6" Pvc double glazed window to rear, half obscure Pvc double glazed door to garden, double drainer sink unit having double base unit beneath, further wall and base units, rolled edge work surfaces with tiled splash backs, double radiator, cooker recess.

UTILITY ROOM: 10'9" max x 8'6" max, 4' min Two Pvc double glazed windows to rear, single drainer sink unit with double base unit beneath, space for washing machine, dryer, fridge and freezer.

RETURN STAIRS TO LANDING: Pvc double glazed window to front, double radiator, linen cupboard housing renewed central heating boiler.

BEDROOM ONE: 18'3" x 10' max, 8'9" min Pvc double glazed window to rear.

BEDROOM TWO: 9'10" x 8'4" Pvc double glazed windows to side and rear.

BEDROOM THREE: 9'7" x 6'3" Pvc double glazed window to rear.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching coloured suite comprising:- bath having shower over, wash hand basin, low flushing w.c., radiator, tiled splash backs.

OUTSIDE: Lawned rear garden with outside tap, being of approximate southerly aspect, having timber fencing and large timber shed.

MULTI VEHICULAR OFF ROAD PARKING: Set to the side/rear of the property providing a multi vehicular parking area.



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.)

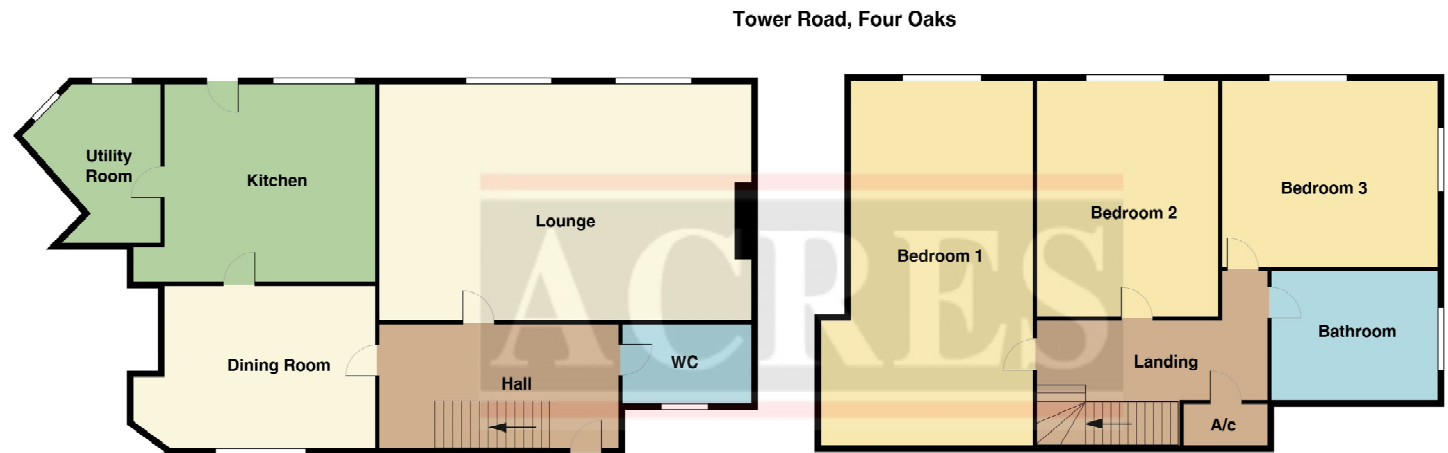
COUNCIL TAX BAND: C

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Grange Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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.