



3 WALSALL ROAD, FOUR OAKS, B74 4ND

ACRES
Collection

3 WALSALL ROAD, FOUR OAKS B74 4ND - OFFERS AROUND £700,000

This delightful, imposing, substantial, freehold, three storey, period, semi detached family home is set on an attractive, mature, southerly facing plot. Offering extensive local amenities including well regarded schooling, excellent public transport links, the property is also set adjacent to Sutton Park. Complemented by gas central heating and having PVC double glazing (both where specified), together with a security alarm. To fully appreciate the property on offer, its true proportions together with its great charm, style and character, we highly recommend an internal inspection. Briefly comprising, welcoming reception hall, guests cloakroom/w.c., attractive lounge with feature fireplace, dining room, refitted breakfast kitchen with half cellar off, utility room, large rear conservatory. To the first floor there is a choice of three bedrooms, the first having fitted wardrobes and en-suite shower room, the third providing the potential to be utilised as a home office, additionally there is a white bathroom suite, the second floor offers a further two double bedrooms.

Set back from the roadway behind a mature hedge, there is a multi vehicular tarmac driveway with block paved edging, half obscure feature door gives access to:

RECEPTION HALL: Obscure, leaded light windows to front, tall window to side, Minton tiled floor, double radiator.

GUESTS CLOAKROOM/W.C.: Window to side, white low flushing w.c, with matching wash hand basin having tiled splashback, radiator, tiled floor.

ATTRACTIVE LOUNGE: 17'0" max x 16'0" min x 14'2" max x 11'10" min Tall square bay window to front, log effect, living flame stove style fire set on a tiled hearth, radiator and deep coving.

DINING ROOM: 14'4" x 12'4" Windows to side and rear, briquette feature fire surround with hearth and mantel and double radiator, deep coving.

REFITTED BREAKFAST KITCHEN: 13'10" x 9'10" PVC double glazed window to rear, one and a half bowl stainless steel sink unit set into "black stone" worksurfaces having tiled splashbacks, there are a range of fitted units to both base and wall level including drawers, stainless steel oven having separate grill, integrated microwave, fitted stainless steel gas hob with extractor canopy over, integrated fridge and freezer, space for breakfast table, radiator, tiled floor. **Door to half cellar:** 10'0" x 6'3" Having cold shelf/storage.

UTILITY ROOM: 9'10" x 6'4" PVC double glazed windows to side and rear, one and a half bowl stainless steel sink unit set into rolled edge worksurfaces, fitted wall and base units, recesses for washing machine and dishwasher, space for dryer, tiled floor, door to out side.

LARGE CONSERVATORY: 14'10" x 14'9" PVC double glazed windows to side and rear elevations with double glazed double French doors to garden, double radiator, tiled floor.

RETURN STAIRS TO LANDING: 13'3" x 8'7" max Radiator, internal leaded light window.

BEDROOM ONE: 17'1" max x 14'2" min x 12'1" PVC double glazed window to front, radiator, two double built in wardrobes with three double storage cupboards above, dressing table/storage recess, two further single fitted wardrobes with further storage cupboards over.

TENURE:

We have been informed by the vendors 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:

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FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.



EN-SUITE SHOWER ROOM: Comprising white suite having enclosed shower cubicle with glazed splashscreens, wash hand basin, low flushing w.c, chrome ladder style radiator, tiled splashbacks and floor.

BEDROOM TWO: 12'6" x 11'4" plus door recess. Two PVC double glazed windows to side, radiator, airing cupboard.

BEDROOM FIVE/STUDY: 9'9" x 7'6" plus deep door recess, two double glazed windows to side, radiator.

FAMILY BATHROOM: 12'7" x 7'1" Three PVC double glazed windows to rear comprising bath with mixer shower, wash hand basin, low flushing w.c., separate enclosed shower cubicle with glazed splashscreen, tiled splashbacks.

STAIRS TO LANDING: Double glazed Velux window to rear, radiator, useful built-in storage cupboard.

BEDROOM THREE: 17'0" max x 16'1" min x 9'9" PVC double glazed window to side, radiator, vanity wash hand basin with double base unit beneath, period style fire surround.

BEDROOM FOUR: 15'4" x 10'1" PVC double glazed window to side, radiator, period fire surround.

OUTSIDE: Lawned rear and side gardens, flanked by borders having mature shrubs, bushes and trees providing a good degree of privacy. There is a block paved patio area with a further patio area. A gate gives access to the rear of the garden to Streetly Lane/Sutton Park. Additionally the garden has an approximately southerly elevation.



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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.