

ACRES

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- ◆ Three good bedrooms
- ◆ White bathroom
- ◆ Attractive, spacious lounge
- ◆ Separate dining/dayroom
- ◆ Extended fitted breakfast kitchen/ combining garden room
- ◆ Laundry room
- ◆ Guests cloakroom/w.c.
- ◆ Generous, mature rear garden
- ◆ Set in the heart of Mere Green



106 MERE GREEN ROAD, FOUR OAKS B75 5DA - OFFERS AROUND £435,000

This well presented and much improved, imposing, traditional style, freehold, semi detached family home, set in the heart of Mere Green, just a short stroll from local shops and amenities. Well served in the area by schooling and having access to both the Cross City rail line at Four Oaks station and local bus services, to fully appreciate the property on offer, we highly recommend an internal inspection. Complemented by both gas central heating and having PVC double glazing (both where specified), the property briefly comprises, fully enclosed porch, reception hall, spacious lounge, dining/day room, fitted kitchen opening to breakfast/garden room, laundry, guests cloakroom/w.c. To the first floor there are three good bedrooms together with family bathroom. Additionally the property has a generous rear garden.

Set back from the roadway behind a block paved driveway, access is gained to the accommodation via a PVC double glazed door opening to:

FULLY ENCLOSED PORCH: PVC double glazed windows to front and side, quarry tiled hearth, storage/cloaks cupboard, part obscure glazed door opens to:

RECEPTION HALL: Double radiator, understairs storage cupboard, wood laminate flooring.

ATTRACTIVE LOUNGE: 13'7" x 12'2" PVC double glazed square bay window to rear, double radiator, wood laminate flooring.

DINING/DAYROOM: 11'9" into bay x 11'0" max x 9'10" min PVC double glazed bay window to front, radiator, display recess set into chimney having two side double base units with shelving over.

FITTED BREAKFAST KITCHEN/GARDEN ROOM: 20'6" x 9'7" PVC double glazed windows with central double glazed double French doors to rear garden, double glazed roof over breakfast/garden sitting area being open plan to the property's **Fitted kitchen:** One and a half bowl white enamel sink unit having base unit beneath, there is a further range of fitted units to both base and wall level including draws, complementary rolled edge worksurfaces having tiled splashbacks, integrated dishwasher, fridge and freezer, stainless steel oven having side gas hob with extractor canopy over, double radiator, part PVC double glazed door to side.

LAUNDRY AREA: 5'0" x 4'0" PVC double glazed obscure window to side, plumbing for washing machine, central; heating boiler.

GUESTS CLOAKROOM/W.C.: PVC double glazed obscure window to front, white low flushing w.c., matching wash hand basin.

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

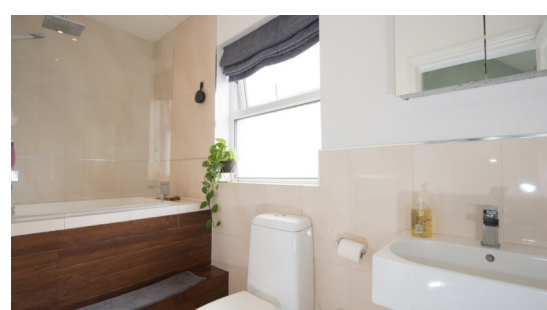
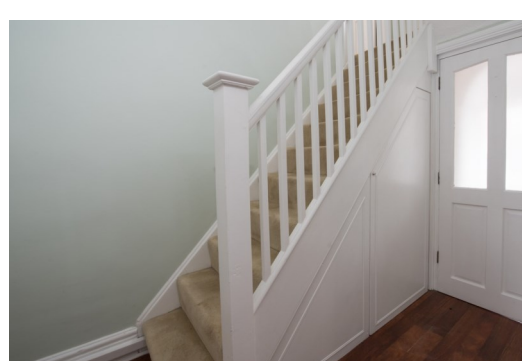
BEDROOM ONE: 12'6" x 11'0" max x 9'10" min PVC double glazed bay window to front, radiator.

BEDROOM TWO: 13'9" x 10'2" max x 8'2" min PVC double glazed window to rear, double and single fitted wardrobes having storage cupboards over, radiator.

BEDROOM THREE: 9'10" x 9'8" PVC double glazed window to rear, double radiator.

FAMILY BATHROOM: PVC double glazed obscure window to side, matching white suite comprising Japanese style deep bath with shower over and side splashscreen, wall hung wash hand basin, low flushing w.c., tiled splashbacks and floor, chrome ladder style radiator.

OUTSIDE: Decking area to a generous rear garden having lawn flanked by borders with privet hedging, timber fencing, shed and wendy house.



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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:

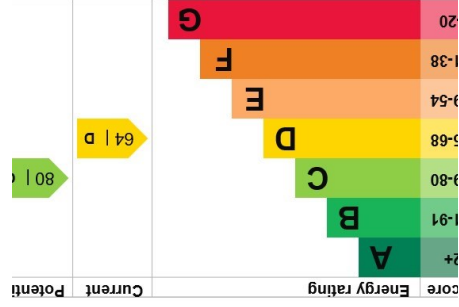
Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Lichfield Road



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.