

ACRES

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- ◆ Semi detached family home
- ◆ Three good sized bedrooms
- ◆ Spacious lounge with gas fire
- ◆ Conservatory
- ◆ Breakfast kitchen
- ◆ Shower room
- ◆ Generous rear garden
- ◆ Off road parking
- ◆ Close to Mere Green centre



15 GRANGE AVENUE, FOUR OAKS, B75 5EN

OFFERS AROUND £295,000

Set in a central, conveniently located cul-de-sac, this spacious, freehold, semi-detached family home is complemented by gas central heating and pvc double glazing (both where specified) and offers generous family living accommodation. Positioned within short walking distance of Mere Green shopping centre, the property is similarly placed for public transport links including both bus and rail facilities and is also well served within the area by well regarded schooling for all ages. The accommodation briefly comprises; reception hallway, spacious lounge, conservatory, generous breakfast kitchen with space for table and chairs. To the first floor there are three good sized bedrooms and family shower room. Externally the property has off road parking and a good sized rear garden. To truly appreciate the space on offer, we highly recommend an internal inspection.

Set back from the roadway behind a driveway, the property is accessed via:

FULLY ENCLOSED PORCH: Having pvc double glazed door and windows to side and obscure glazed door leading to:

WELCOMING RECEPTION HALL: Having pvc double glazed window to front, laminate flooring, radiator, access to pantry having useful storage space with radiator and a pvc double glazed obscure window to side.

SPACIOUS LOUNGE: 18'5" x 10'11" max x 16'1" x 10'2" min Pvc double glazed bay window to front, pvc double glazed window and door to conservatory, living flame coal effect gas fire having a wooden mantle with a marble effect surround set on a marble effect hearth, laminate flooring, radiator.

CONSERVATORY: 11'5" x 9'3" Pvc double glazed windows to rear and side, pvc double glazed door opening to garden, radiator, tiling to floor.

GENEROUS BREAKFAST KITCHEN: 17'1" x 9'5" x 14'8" min Pvc double glazed window to rear and door to garden, stainless steel sink and drainer set into roll top work surfaces, there is a range of wood effect wall, base and drawer units, space for washing machine, fridge/freezer and dryer, built in stainless steel cooker with four ring gas hob above and extractor canopy over, tiled splash backs, tiled flooring, radiator, space for table and chairs, access to useful storage cupboard.

STAIRS TO LANDING: Pvc double glazed window to front, radiator, doors radiate off to:

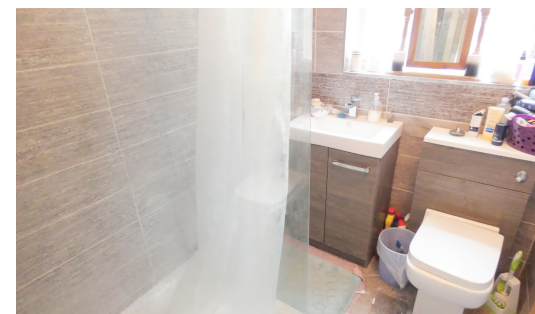
BEDROOM ONE: 16'1" x 11'1" max x 10'5" min PVC double glazed window to rear, radiator.

BEDROOM TWO: 10'0" x 9'10" PVC double glazed window to rear, radiator.

BEDROOM THREE: 9'10" x 7'0" PVC double glazed window to rear, radiator.

SHOWER ROOM: Having PVC double glazed obscure window to side, there is a large shower with a glazed splashscreen, wash hand basin with vanity unit, low level w.c., grey tiled splashbacks and tiled flooring, chrome ladder style radiator.

OUTSIDE: Having patio area leading to the garden area with an abundance of trees, shrubs and bushes.



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: 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 of Little Sutton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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.