

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three good bedrooms
- ◆ Generous white, family bathroom
- ◆ Separate wc
- ◆ Attractive lounge
- ◆ Separate dining room
- ◆ Rear conservatory
- ◆ Kitchen with utility room off
- ◆ Ground floor shower room/guests wc
- ◆ Garage
- ◆ Substantial well stocked, southerly rear garden
- ◆ Scope for modernisation/alteration



18 LONGDON DRIVE, FOUR OAKS, B74 4RF

OFFERS AROUND £475,000

Positioned in a prime, central and highly sought after location, just a short stroll from Four Oaks Infants & Junior school, this spacious, freehold, detached family home offer the scope and potential for alteration/modernisation. Having a range of shopping facilities available at 'The Crown', the property is also set within only a few hundred metres radius of Sutton Park and excellent public transport links including local bus services and the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, it's true proportions and further potential, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, reception hall, attractive lounge, rear conservatory, separate dining room, kitchen with utility room off, ground floor shower room/guests wc, three bedrooms, family bathroom with white suite and separate wc, single car garage and substantial mature, southerly rear garden.

Set back from the roadway behind a tarmac driveway, a double glazed sliding door opens to:

FULLY ENCLOSED PORCH: Double glazed window to front, half obscure glazed door opens to:

RECEPTION HALL: Obscure window to front, radiator, under stairs storage cupboard.

ATTRACTIVE LOUNGE: 13'10" x 11'3" Pvc double glazed window to front, coal effect living flame gas fire set on a marble hearth having matching recess, fire surround, radiator.

REAR CONSERVATORY: 11'9" x 9' Pvc double glazed windows to rear and side, double glazed double French doors to garden, Karndean flooring.

DINING ROOM: 14'6" max / 12'6" min x 11'3" Pvc double glazed bay window to front, radiator.

KITCHEN: 9'10" max / 8'2" min x 7'10" Pvc double glazed window to rear, single drainer sink unit with base unit beneath, further units to both base and wall level including drawers, cooker recess, rolled edge work surfaces with tiled splash backs, double radiator, pantry cupboard, half obscure glazed door opens to:

UTILITY ROOM: 7'1" x 6'1" Pvc double glazed window and door to side, door to garage, rolled edge work surfaces with space for washing machine.

GROUND FLOOR SHOWER ROOM/GUESTS WC: Pvc double glazed obscure window to rear, matching white suite comprising low flushing wc, wash hand basin, walk-in shower/wet area with tiling to floor and walls.

STAIRS TO DEEP LANDING: Pvc double glazed window to front, storage/display area.

BEDROOM ONE: 15'1" max / 12'6" min x 11'3" Pvc double glazed bay window to front, radiator.

BEDROOM TWO: 13'6" x 11'3" Pvc double glazed window to rear, radiator.

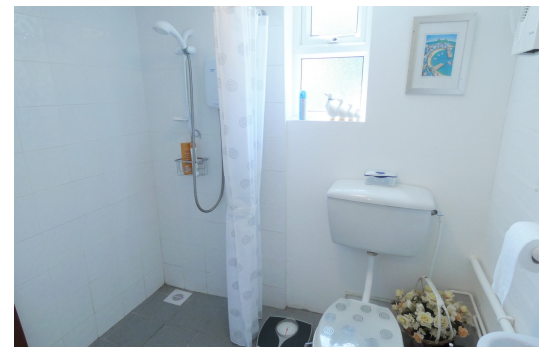
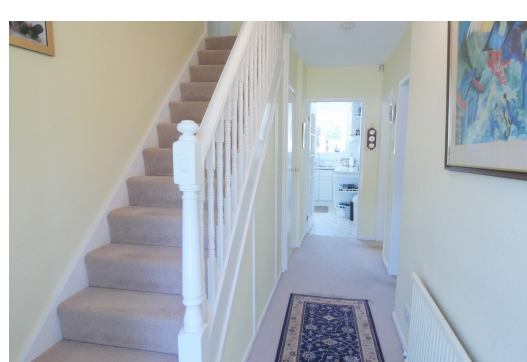
BEDROOM THREE: 12'2" x 8'6" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 8'2" x 7'10" Pvc double glazed obscure window to rear, matching white suite comprising bath, wash hand basin, enclosed separate shower cubicle with glazed splash screens, tiled splash backs, radiator. Linen cupboard.

SEPARATE WC: Pvc double glazed obscure window to side, white low flushing wc.

GARAGE: 17'3" x 8'6" Door to utility room, renewed central heating boiler. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area with outside tap to a substantial lawned rear garden, flanked by shaped borders having mature shrubs, bushes and trees providing a good degree of privacy, additionally there is timber fencing and timber shed, being an approximate southerly rear aspect.



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: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Walsall Road.

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

