

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Spacious semi-detached family home
- ◆ Three double bedrooms
- ◆ White en-suite shower room
- ◆ White family bathroom
- ◆ Spacious lounge with feature fireplace
- ◆ Dining area
- ◆ Substantial fitted breakfast kitchen
- ◆ Garage
- ◆ Rear garden
- ◆ Energy Rating: D



BEATON ROAD, FOUR OAKS, B74 4RU

OFFERS AROUND £350,000

Set in a well regarded, sought after, central location close to all amenities at Mere Green, including the cross city rail line at Butlers Lane Station and local buses, the property is also well served in the area by prized schooling for all ages, including the Arthur Terry school. This spacious, much improved, well presented and tastefully decorated semi detached family home additionally features gas central heating and pvc double glazing (both where specified). The well planned and proportioned accommodation is entered via a welcoming reception hall opening to a spacious lounge/dining room having feature pebble style flame fire; there is an extended fitted breakfast kitchen with integrated appliances and pantry cupboard off. To the first floor there are three double bedrooms, the master having a white en-suite shower room, additionally there is a family bathroom once more provided with a white suite. The property has an integral garage, neat lawned rear garden and a deep multi vehicular driveway. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden with shrubs and bushes, there is a deep driveway providing parking. A part obscure pvc double glazed door opens to:

RECEPTION HALL: Double radiator, wood style floor covering, two recess spotlights, double base storage cupboard, stairs off.

LOUNGE/DINING ROOM: 21' max 11'7" min x 13'4" max 8'9" min: Pvc double glazed window to front, radiator, chimney breast with elevated inset feature flame pebble style fire. **Rear Dining Area:** having double glazed patio doors to rear, radiator, ten recess spotlights.

FITTED BREAKFAST KITCHEN: 16'6" x 8'9": Two pvc double glazed windows to rear, single drainer stainless steel sink unit with double base unit beneath and a further range of complementary matching units to both base and wall level including two sets of drawer units, stainless steel fitted oven having stainless steel hob above, in turn with matching stainless steel/glass extractor canopy over and glass splash back, complementary rolled edge work surfaces with upstands, double radiator, space for breakfast table, recess for fridge, ten recess spotlights, tiled floor, walk in store room/pantry. Half obscure pvc double glazed door to side. Door to garage.

STAIRS TO LANDING: Radiator. Linen cupboard. Access to loft via a retractable loft ladder being part boarded, having light and double glazed Velux window to rear.

BEDROOM ONE: 14'3" x 8'3": Pvc double glazed window to front, radiator.

ENSUITE SHOWER ROOM: 7'9" x 6': Pvc double glazed obscure window to rear, radiator, matching white suite comprising shower cubicle with glazed splash screens and tiled splash back, wash hand basin, low flushing WC, four recess spotlights, extractor fan, tiled style floor covering.

BEDROOM TWO: 13'9" x 9'7": Pvc double glazed window to front, radiator, deep double built in wardrobe/storage cupboard.

BEDROOM THREE: 11'2" x 8'5" plus door recess: Pvc double glazed window to rear, radiator.

BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath with tiled splash back, wash hand basin, low flushing WC, chrome ladder style radiator, tiled style floor covering.

GARAGE: 15'9" x 8' (Please check the suitability of this garage for your own vehicle): Up and over door, strip light, central heating boiler, cold water tap, plumbing for washing machine.

OUTSIDE: Patio area to a lawned rear garden with shrubs and bushes, mature laurel hedge to rear, timber fencing, access via side return.



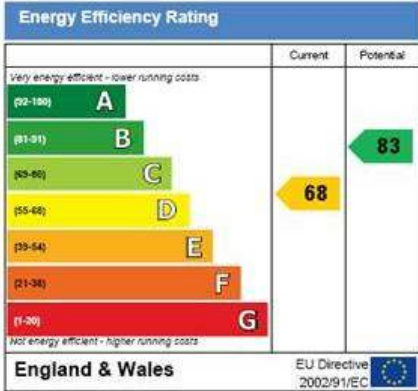
TENURE: We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: C.

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Kittoe Road in turn off Butlers Lane, off Lichfield Road.



Beaton Road, Four Oaks



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.

