

NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
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Four Oaks | 0121 323 3323



- MULTI CAR DRIVEWAY
- EXCELLENT SCHOOL CATCHMENTS
- EXTENSIVE REAR GARDEN
- 3 BEDROOM END TERRACE
- 2 RECEPTION ROOMS
- KITCHEN



Clarence Road, Four Oaks, Sutton Coldfield, B74 4LP

£310,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a prime position in a sought after residential area, close to good road and transport links and within catchment of excellent local schools. Conveniently located for a variety of local shopping areas including Sutton Coldfield and the Mulberry Walk development at Mere Green where there is a range of facilities including restaurants and café bars.

The property has been beautifully presented throughout and interior viewing is absolutely essential to appreciate this delightful property. Points worthy of note include reception porch, delightful lounge with feature fireplace, separate dining room, fitted kitchen and separate utility. On the first floor there are three bedrooms and bathroom with corner bath and shower. The property also has the benefit of a good sized private rear garden with outbuildings and has a driveway providing off road parking.

RECEPTION PORCH with tiled floor and double glazed window to side.

ENTRANCE HALL with radiator, stairs off, coved ceiling and double glazed window to front.

LOUNGE 4.17m x 4.50m (14'0" into bay x 14'9") having feature fireplace with marble hearth and surround and gas pebble effect fire, wood flooring and double glazed bay window to front.

DINING ROOM 2.90m x 3.43m (9'6" x 11'3") with wood flooring, radiator, double glazed French doors to garden and ceiling rose.

KITCHEN 2.90m x 3.05m (9'6" min x 10'0") having built-in cupboards and drawers incorporating stainless steel twin sinks, matching work tops, built-in oven with gas hob and canopy over, wall cupboards, double glazed window to rear, pantry stores with double glazed window to side and door to garden.

FIRST FLOOR

LANDING with double glazed window to side and access to loft.

BEDROOM ONE 3.56m x 3.51m (11'8" max x 11'6" min) having built-in wardrobe, radiator and double glazed window to front.

BEDROOM TWO 2.85m x 3.51m (9'4" x 11'6") having built-in wardrobe, radiator, double glazed window to rear and coved ceiling.

BEDROOM THREE 2.59m x 3.08m (8'6" x 10'1") having laminate flooring, radiator, double glazed window to front, built-in cupboard and coved ceiling.

BATHROOM having corner shaped bath with shower and curtain over, chrome ladder radiator, wood flooring, double glazed window to rear, close coupled WC, vanity cupboard with oblong sink and tiled splash back.

OUTSIDE

OUTBUILDINGS:

UTILITY having built-in cupboard incorporating stainless steel circular sink, plumbing for automatic washing machine, double glazed window to side, tiled floor, power and light.

TWO FURTHER STORAGE ROOMS

GOOD SIZED GARDEN with patio area, extensive lawn, rockery, flowering shrubs, access to front via gate and with surrounding fencing maintaining maximum privacy, which altogether provides a most pleasant setting.

TENURE The Agents understand that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their solicitor or surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

