

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ White, family bathroom
- ◆ Lounge
- ◆ Separate dining room
- ◆ Fitted kitchen
- ◆ Side passageway
- ◆ Mature rear garden with decking area
- ◆ Set in a popular location
- ◆ Scope for modernisation/alteration
- ◆ Rear parking area with space for garage
- ◆ NO CHAIN



6 WHITE FARM ROAD, FOUR OAKS B74 4LG

OFFERS AROUND £269,950

Being positioned within this highly regarded and sought after residential location, amongst properties of a similar calibre and set close to well regarded schooling for all ages. Having Mere Green shopping centre and Sutton Park close by, the property is complemented by gas central heating and pvc double glazing (both where specified) and is also well placed for the Cross City rail line at Butlers Lane and local bus services. This traditional styled semi-detached family home briefly comprises; off road parking, welcoming reception hall, lounge, separate dining room and kitchen. To the first floor there are three bedrooms, family bathroom and outside there is a private, generous mature garden with decking area. To fully appreciate the accommodation on offer, its scope and potential, we highly recommend an internal inspection.

Set back from the roadway behind a gravel driveway and hedging, the accommodation is entered via canopy porch with lantern lighting, front door with obscure glazed inset and obscure window to side into:

WELCOMING RECEPTION HALLWAY: Radiator, access to useful under stairs storage, stairs off and doors leading to:

SPACIOUS LOUNGE: 14'3" x 11'2" max / 10' min Pvc double glazed bay window to front, radiator, marble hearth and wooden fire surround, ceiling and wall light points, double doors accessing:

SEPARATE DINING ROOM: 13'11" max / 11'5" min x 11'2" max / 9'11" min Two central heating radiators, double glazed patio doors accessing garden and decking area, double glazed window to side, ceiling and wall light points, open archway through to:

FITTED KITCHEN: 14'5" x 5'7" max Pvc double glazed windows to rear and side, pvc double glazed door to side, single bowl sink with mixer tap, roll edge work surfaces, range of cream fitted wall, base and draw units, space for dishwasher, washing machine, fridge/freezer, built-in cooker with stainless steel splashback, hob above and stainless steel extractor over, laminate wood effect flooring and marble effect splash backs.

SIDE ACCESS: 24'9" x 4'2" Pvc double glazed doors to front and rear, electric power and water supply.

STAIRS TO LANDING:

BEDROOM ONE: 14'8" x 11'3" max / 10' min Pvc double glazed bay window to front, radiator, ceiling light point, laminate flooring.

BEDROOM TWO: 11'6" x 11'3" max / 10' min Pvc double glazed window to rear, radiator, ceiling light point

BEDROOM THREE: 6'7" x 5' Pvc double glazed window to front, radiator.

BATHROOM: Pvc obscure double glazed windows to side and rear, matching white suite comprising low flushing wc, wash hand basin, bath with shower over with glazed splash screen both complemented by chrome mixer taps, ceramic tiles to full height, airing cupboard, radiator, ceiling light point

OUTSIDE: Generous, private and mature rear garden with decking area leading to lawn area having borders with shrubs and bushes, gates at the rear access space for garage.



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: Carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence 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.

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.