

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three double bedrooms
- ◆ White en-suite shower room
- ◆ Well appointed white bathroom
- ◆ Attractive lounge
- ◆ Enlarged feature dining kitchen
- ◆ Large rear conservatory
- ◆ Study/play room
- ◆ Guest cloaks/WC
- ◆ Landscaped rear garden
- ◆ Well presented and much enlarged



16 FARM HOUSE LANE, FOUR OAKS, B75 5UH OFFERS AROUND £365,000

This highly deceptive spacious much improved and well presented freehold semi detached family home is set in a central well regarded location close to a local bus service, and open countryside. Complemented by gas central heating and having PVC double glazing (both where specified), the property has the security of an alarm system. Thoughtfully designed, the property briefly comprises:- reception hall, guest cloakroom/w.c., attractive lounge, full width rear dining kitchen, large conservatory, study/play room, three double bedrooms, white en-suite shower room, family bathroom with swirl pool bath, rear garden, all of which to fully appreciate we highly recommend internal inspection.

Set back from the roadway behind a block paved twin car driveway, access is gained to the accommodation via:-

CANOPY PORCH: PVC front door with double glazed inset opens to:-

RECEPTION HALL: Radiator.

GUEST CLOAKROOM/WC: Matching white suite comprising low flushing w.c., wash hand basin, radiator.

ATTRACTIVE LOUNGE: 16'9"max, 13'9"min x 12'6"max, 7'2"min PVC double glazed window to front, double radiator, elevated pebble style feature electric fire with feature fire surround.

INNER HALLWAY: With stairs off, door to:-

ENLARGED FITTED BREAKFAST KITCHEN: 24'2" x 8'7" **Breakfast area:** PVC double glazed window to rear, space for table, wood laminate flooring.

Fitted kitchen: PVC double glazed window to rear, single drainer sink unit with double base unit underneath, there are a further range of fitted units both base and wall level including drawers, solid wood work surfaces having tiled splashbacks, concealed fridge and freezer, stainless steel integrated oven having gas hob above having stainless steel extractor canopy over, recesses for washing machine and dryer, wood laminate flooring.

REAR CONSERVATORY: 13'7" x 9'3" PVC double glazed windows to side and rear elevation with double glazed double French doors to garden, fitted room heater, tiled floor.

OFFICE/PLAY ROOM: 7'7" x 7'7" PVC double glazed window to front, double radiator.

Return stairs to:- **LANDING:**

BEDROOM ONE: 11'3" x 9'6"max, 8'9"min PVC double glazed window to front, radiator, double built-in wardrobe.

EN-SUITE SHOWER ROOM: PVC double glazed obscure window to front, matching white suite comprising large shower cubicle with glazed splash screen, wash hand basin, low flushing w.c., chrome ladder style radiator, tiled splash backs.

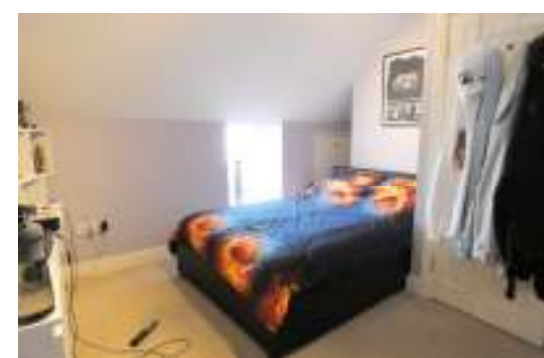
BEDROOM TWO: 15'6" x 8'9"max, 6'2"min Two PVC double glazed windows to rear, built-in wardrobe, radiator, linen cupboard.

FAMILY BATHROOM: Well appointed white suite comprising swirl pool bath, P shaped bath having shower over and splash screen, wash hand basin, low flushing w.c., tiling to walls, radiator.

Stairs to:- **SECOND FLOOR LANDING:**

BEDROOM THREE: 15'5" max, 11'2" x 8'6"min, 12'3"max x 6'min Double glazed Velux window to rear, double radiator, recess with hanging rail, storage into eaves.

OUTSIDE: Paved patio area to a lawned rear garden having timber fencing and shed.



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.)

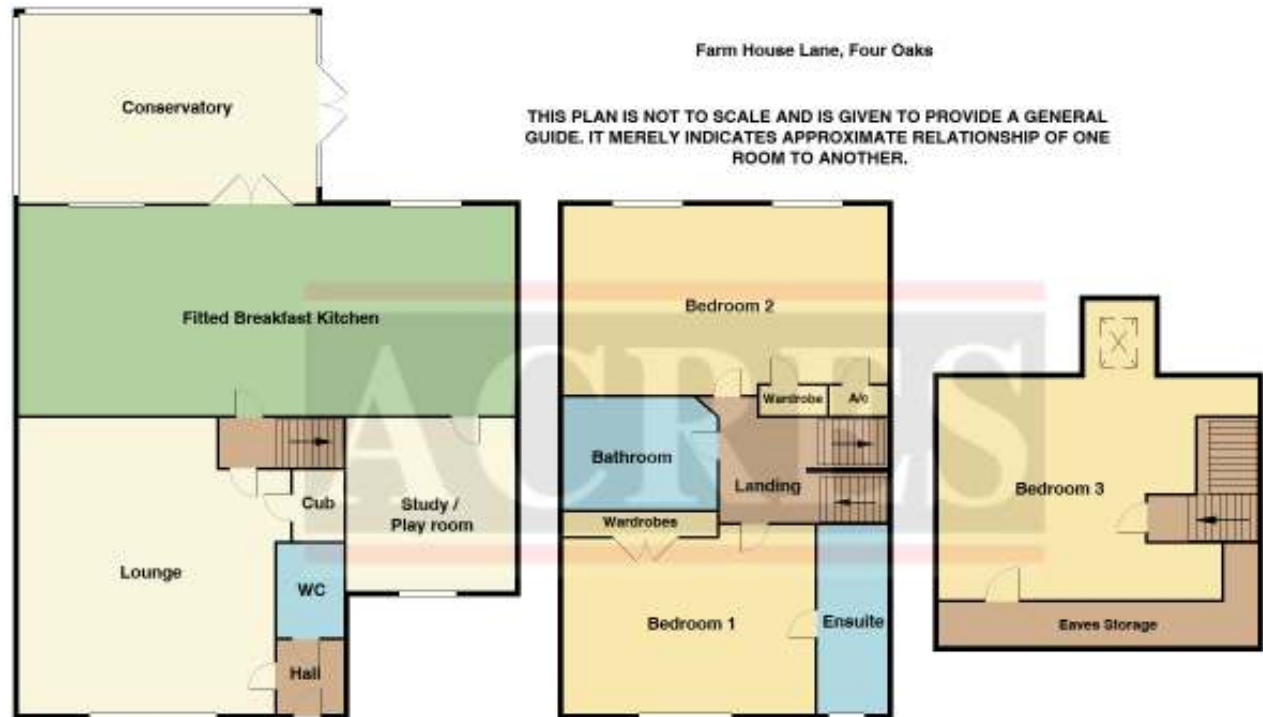
COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Harvest Fields Way in turn off Worcester Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.