- Freehold link detached
- Three bedrooms
- White bathroom
- Spacious through lounge/dining room
- Fitted kitchen with appliances
- Side garage
- Rear garden

24 LOXLEY ROAD, FOUR OAKS, B75 5NY  
OFFERS AROUND £285,000
Set in a central location, close to well regarded infant and junior schooling, the property is also set within an approximate one mile radius of Mere Green shopping centre, thus having access to its array of facilities and amenities and is similarly placed for Four Oaks railway station. Offering gas central heating and pvc double glazing (both where specified), this freehold link detached property has multi-vehicular parking to the front and briefly comprises reception hall opening leading to a spacious lounge having living flame gas fire, in turn being open plan to a rear dining area, there is a fitted kitchen with integrated appliances and additionally to the first floor there are three bedrooms, the first having fitted wardrobes, a family bathroom provided with white suite, a side single car garage and lawned rear garden. All of which to fully appreciate we highly recommend an internal inspection.

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

**CANOPY PORCH:** Pvc door with obscure double glazed insets open to:

**RECEPTION HALL:** Radiator, wood laminate flooring.

**THROUGH LOUNGE/DINING ROOM:**

**Lounge: 15’0” x 11’9” max / 10’4” min** Pvc double glazed bow window to fore, double radiator, coal effect living flame gas fire set on marble hearth having matching recess and surround, wood laminate floor, being open plan to:

**Rear dining area: 10’7” x 10’6”** Pvc double glazed double French doors to rear, double radiator, wood laminate flooring.

**FITTED KITCHEN: 10’9” x 9’6”** Pvc double glazed window to rear, stainless steel sink unit with base unit beneath, there are a further range fitted units to both base and wall level including drawers, fitted oven having separate grill, complementary rolled edge work surfaces having stainless steel gas hob with matching extractor canopy above, tiled splash backs, concealed fridge and freezer, recesses for washing machine and dishwasher, radiator, tiled floor, pantry cupboard.

**STAIRS TO LANDING:** Obscure window to side, airing cupboard.

**BEDROOM ONE: 13’0” max / 8’6” min x 8’6” max / 6’6” min** Pvc double glazed window to front, three double fitted wardrobes, wood laminate flooring.

**BEDROOM TWO: 10’2” x 8’6”** Pvc double glazed window to rear, radiator, built-in cupboard.

**BEDROOM THREE: 9’8” max / 7’1” min x 6’6”** Pvc double glazed window to front, radiator, double built-in cupboard/wardrobe.

**FAMILY BATHROOM:** Obscure pvc double glazed window to rear, matching white suite comprising ‘P’ shaped bath, wash hand basin, low flushing wc, chrome ladder style radiator, tiled splash backs.

**SIDE GARAGE:** 17’6” x 8’0” Up and over door, half obscure glazed door to rear. *(Please check the suitability of this garage for your own vehicle)*

**OUTSIDE:** Block paved patio area to a lawned rear garden, timber fencing, shrubs and bushes.
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 Worcester Close, in turn off Worcester Lane.