19 MARLPIT LANE, FOUR OAKS, B75 5PH  OFFERS AROUND £360,000

- Extended semi-detached
- Four good bedrooms
- Well appointed white bathroom
- Spacious front lounge
- Dining Room
- Generous Kitchen/Breakfast room
- Utility Room with guests wc
- Large mature rear garden
- Side Garage
This extended, spacious freehold semi-detached family home is set in a convenient, central location close to public transport services including a local bus service and Cross City rail line at Four Oaks Station. Mere Green shopping centre is within walking distance with a variety of shops, bars and restaurants. In addition there is reputable schooling in the near vicinity. Benefitting from gas central heating and pvc double glazing (both where specified) the property briefly comprises: Enclosed pvc double glazed porch to reception hall, spacious lounge with doors leading to generous dining room, fitted kitchen/breakfast room with utility area off and guests cloakroom/wc. To the first floor there are four bedrooms, master having fitted wardrobes and furthermore there is a well appointed family bathroom with modern white suite. The property additionally benefits from a side garage and a generous, mature rear garden. To fully appreciate the property on offer, we highly recommend an internal inspection. Set back from the road behind a block paved driveway, access is gained to the accommodation via a pvc sliding door opening to:

**FULLY ENCLOSED PORCH:** Glazed windows to front and side leading to

**RECEPTION HALL** Obscure half glazed pvc front door and obscure window to front, radiator, laminate flooring and stairs leading to first floor.

**SPACIOUS LOUNGE  14'4" max / 11'7" min x 14'3"** Pvc double glazed window to front elevation, radiator, attractive coal effect gas fire with pewter arch in half inglenook style fireplace with tiled hearth and wooden surround, oak effect laminate flooring, opening into:

**DINING ROOM  12'8" x 8'11" max / 8'5" min:** Pvc double glazed french doors to rear, radiator, space for a family dining table, oak effect laminate flooring, double doors leading to:

**FITTED KITCHEN/BREAKFAST ROOM  15'6" max / 14'6 min x 9'10" max / 7'11" min:** Pvc double glazed window to rear, one and a half bowl single drainer sink unit, a range of cream matching wall and base units with wooden work surfaces and modern tiled splashbacks, integrated fridge, space for a dishwasher and space for a cooker, useful storage cupboard/pantry, breakfast area with room for a family table and further obscure pvc double glazed window to side, radiator and door to:

**UTILITY ROOM  13'5 max / 7' min x 7'04"** Pvc double glazed door and window to rear, stainless steel sink unit with base cupboard beneath, tiled splashbacks, space and plumbing for washing machine, space for tumble dryer and space for fridge/freezer, radiator, tiled flooring, door to guests’ cloakroom and pvc double glazed door to front elevation.

**GUESTS’ CLOAKROOM / WC:** obscure pvc double glazed window to rear, low flushing white wc.

**STAIRS TO LANDING** having split directional staircase and doors leading to:

**BEDROOM ONE  11'9" x 8'11"** Pvc double glazed window to front, radiator, two single oak effect fitted wardrobes with matching over bed storage cupboards and matching bedside cabinets.

**BEDROOM TWO  10'10" x 8'11"** Pvc double glazed window to rear, radiator.

**BEDROOM FOUR  8'4" x 8'2"** Pvc double glazed window to front, radiator.

**BEDROOM THREE  18'8" x 6'11"** Pvc double glazed window to front, pvc double glazed window to rear, radiator, built in wardrobe.

**FAMILY BATHROOM** Pvc obscure double glazed window to rear, fully tiled and having matching white suite comprising panelled bath, separate shower cubicle with fixed head shower and extractor fan, vanity wash hand basin with storage cupboards below, low flushing wc, chrome ladder style radiator, laminate flooring.

**SINGLE GARAGE** (Please check the suitability of this garage for your own vehicle).

**OUTSIDE:** Spacious patio area with steps leading up to a generous lawned rear garden with herbaceous borders, mature shrubs and trees, garden 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: Carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Willmott Road / Little Sutton Lane

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.