

ACRES

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- Semi-detached family home
- Three good sized bedrooms
- Well appointed family bathroom
- Ground floor shower room
- Lounge and separate dining room
- Breakfast kitchen
- Gym/home office & conservatory
- Planning approval for first floor side and rear extension
- Private rear garden
- Close to shops at The Crown and well regarded schools



HEATHFIELD ROAD, FOUR OAKS, B74 4JA - OFFERS AROUND £415,000

Situated on Heathfield Road in Four Oaks, this appealing semi-detached family home offers spacious and versatile accommodation, conveniently positioned for shops at The Crown on Walsall Road and well regarded schooling within the area. Benefiting from having approved planning permission for a first floor side and rear extension (plans available on council website), the property features a welcoming lounge, separate dining room and conservatory, complemented by a study/home office and breakfast kitchen, providing excellent space for both family life and working from home. Three good sized bedrooms are served by a well appointed family bathroom, whilst a ground floor shower room adds further convenience. A private rear garden completes this attractive home, with viewing recommended to appreciate the accommodation and setting on offer.

Set back from the roadway behind a multi-vehicle driveway, access to the property is gained via a secure, smart locking, fingerprint coded front door into:

PORCH: Pvc double glazed windows to front and side, skylight, wood effect tiled flooring, multi-locking composite front door opens to:

RECEPTION HALL: Obscure pvc double glazed window to front, stairs off, useful under stairs storage cupboard, radiator, doors to:

LOUNGE: 11'6" max / 10'6" min x 9'2" Coal effect feature fireplace, wood effect flooring, modern vertical radiator, archway leads to conservatory.

CONSERVATORY: 13'10" x 10'8" Double glazed windows and double French doors to rear, stone effect tiled flooring, modern vertical radiator.

DINING/SITTING ROOM: 11'4" x 10'6" Pvc double glazed bay window to front, radiator.

FITTED BREAKFAST KITCHEN: 14'11" max / 6'1" min x 11'5" max / 7'10" min Pvc double glazed window and French doors to rear garden, sink unit set into marble work surfaces with tiled splash backs, there is a comprehensive range of units fitted to both base and wall levels including drawers, inset eye level oven/grill, four ring gas hob with extractor canopy over, space for fridge/freezer, full height larder unit, plumbing and space for washing machine and dryer, tiled flooring, radiator.

GUESTS WC: Low level wc, wash hand basin with tiled splash backs and vanity unit below, wood effect flooring, radiator.

GROUND FLOOR SHOWER ROOM: Matching suite comprising corner enclosed shower unit with glazed shower screen, wash hand basin.

HOME OFFICE/GYM: 11'5" x 7'6" Pvc double glazed window to front, modern vertical radiator.

STAIRS TO LANDING: Obscure pvc double glazed window to side, doors off to:

BEDROOM ONE: 11'7" x 10'6" max / 9'4" min Pvc double glazed window to rear, radiator.

BEDROOM TWO: 13'11" x 9'4" Pvc double glazed bay window to front, radiator

BEDROOM THREE: 8'9" x 7'11" Pvc double glazed window to rear, radiator, wood effect flooring.

BATHROOM: 6'2" x 5'8" Obscure pvc double glazed window to rear, matching suite comprising walk-in shower unit with glazed shower screen, wash hand basin with vanity unit, low level wc, chrome ladder style radiator, tiled walls and floor.

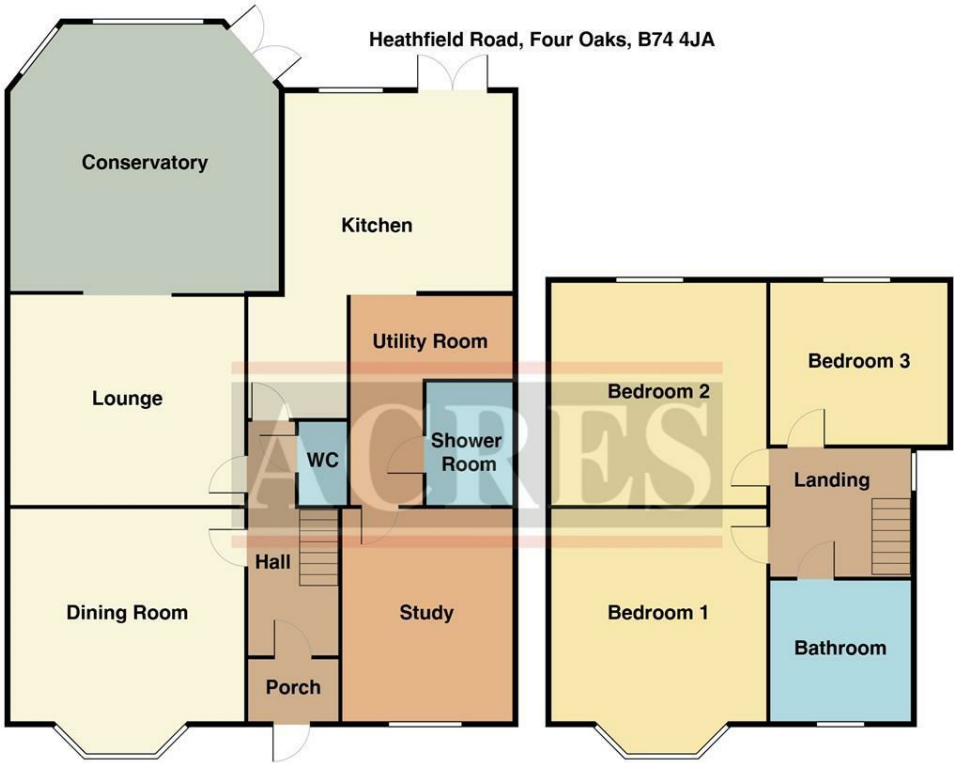
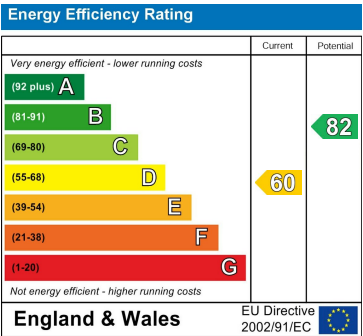
OUTSIDE: Paved patio area with railings, steps lead down to a central lawn, pathway leads to a further paved patio area, mature trees, space for shed, timber fencing.



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 COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



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.