ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk



- Spacious semi-detached family home
- Three good sized bedrooms
- En-suite shower room and family bathroom
- Loft room/potential fourth bedroom
- Generous family lounge
- Enlarged kitchen/diner opening into delightful sunroom
- Separate utility room and guest WC
- Private rear garden
- Close proximity to Mere Green and local amenities
- Conveniently positioned for well-regarded schooling





LICHFIELD ROAD, FOUR OAKS, B74 4BH - OFFERS AROUND £650,000

Occupying a highly desirable position on Lichfield Road, this spacious and extended traditional styled semi-detached family home offers generous and versatile accommodation, ideal for modern family living. The property benefits from a welcoming family lounge, an enlarged kitchen/diner opening into a delightful sunroom, separate utility room and guest WC. To the first floor are three good sized bedrooms, an en-suite shower room and a well-appointed family bathroom. Complemented by a private rear garden, the property is conveniently positioned within close proximity of Mere Green's excellent shopping and dining facilities, local amenities and transport links, whilst also being ideally situated for access to well-regarded schooling.

Set back from the roadway behind a multi-vehicle driveway, being shielded by a variety of shrubs and bushes, there is a fore garden and access to the property is gained via a pvc double glazed double doors open to:

PORCH: Pvc double glazed windows to front, feature stone flooring, two bespoke storage benches, obscure stained glass door opens to:

RECEPTION HALL: Obscure glazed window to rear, wood effect flooring, stairs off, useful under stairs storage cupboard, radiator, doors to:

LOUNGE: 16'3" max / 11'11" min x 14' max / 13'7" min Pvc double glazed bay window to front, coal effect feature fireplace having slate style hearth, character tiled surround and traditional mantle over, radiator.

EXTENDED OPEN PLAN KITCHEN/DINER COMBINING SUN ROOM:
Kitchen/Diner: 22'6" max / 21'4" min x 11'10" Being open plan with two pvc double glazed windows to side, one and a half bowl sink/drainer unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, central island with breakfast bar having inset four ring gas hob with extractor canopy over and additional base units, inset Neff oven and grill, integrated dishwasher and fridge/freezer, space for dining table, fitted shelving, leading to:

SUN ROOM: 12'11" x 9'7" Two pvc double glazed French doors and window overlooking rear garden, self-cleaning roof.

UTILITY: Pvc double glazed window to side, plumbing and space for washing machine, work surface, radiator, door to:

GUESTS WC: Obscure double glazed window to rear, wall hung sink unit, tiled splash back, low level wc, LVT flooring, radiator.

STAIRS TO LANDING: Stairs off to second floor, doors to:

BEDROOM ONE: 14'4" max / 11'11" min x 11'6" Pvc double glazed bay window to front, two double built-in wardrobes, matching chest of drawers, door to:

EN-SUITE: 8'6" x 5'9" Obscure double glazed window to side, double walk-in shower with glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled flooring, chrome ladder style radiator.

BEDROOM TWO: 11'10" x 10'5" max / 9'3" min Pvc double glazed window to rear, radiator.

BEDROOM THREE: 9' x 8'9" Double glazed window to rear, radiator.

FAMILY BATHROOM: 12'1" x 10'6" max / 9'8" min Double glazed window to rear, bath with shower over, wash hand basin, tiled splash back, low level wc, feature tile effect flooring, chrome ladder style radiator.

STAIRS TO SECOND FLOOR LANDING:

BEDROOM FOUR/LOFT ROOM: 18'10" x 9'4" Double glazed skylight, eaves storage.

OUTSIDE: Paved patio area with steps leading to lawn, having borders with mature shrubs, bushes and trees, offering a good degree of privacy, space for garden room/shed.





















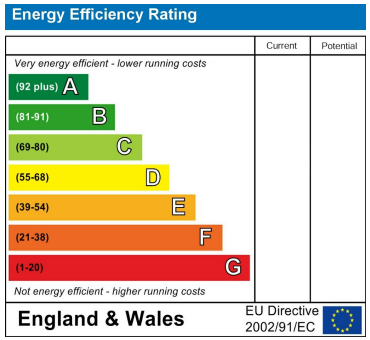
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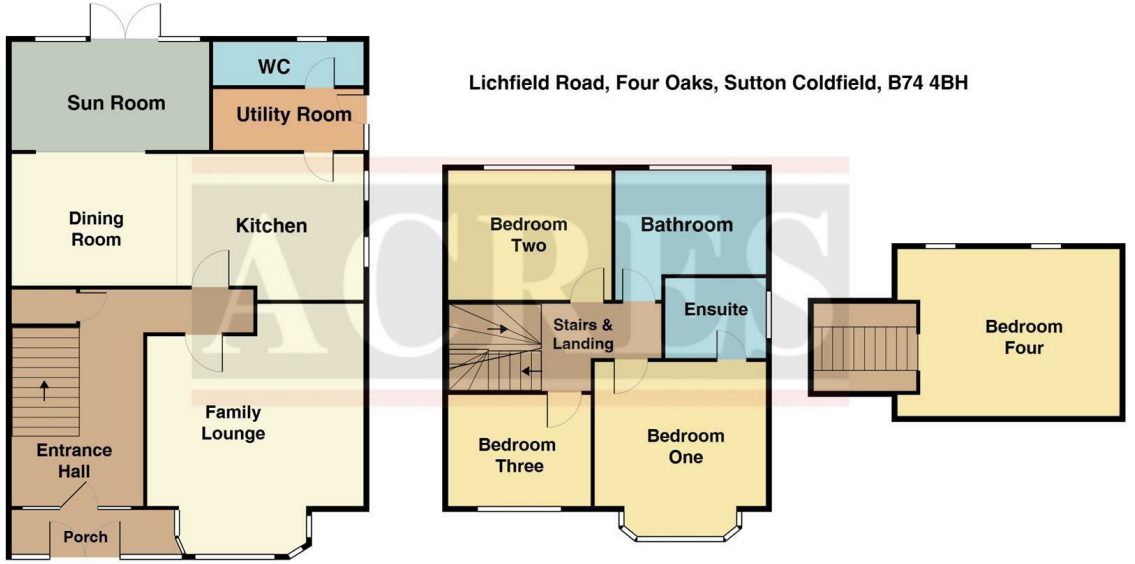
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.