ACRES

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



- Extended and improved semi-detached family home
- Four good-sized bedrooms
- En-suite and separate family bathroom
- Welcoming lounge and separate dining room
- Spacious kitchen/dining/living area
- Separate sunroom and utility room
- Garage/store room and guests wc
- Private rear garden
- Sought-after Four Oaks location
- Convenient for train stations and well-regarded schooling





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

Situated on the sought after Lichfield Road in Four Oaks, this extended and improved semi-detached family home offers generous and versatile accommodation, ideally placed for access to local train stations and well regarded schooling. The property features a welcoming lounge, separate dining room and a spacious kitchen/dining/living area, complemented by a separate sunroom, guests wc and utility room. To the first floor are four good sized bedrooms, an en-suite and family bathroom, whilst outside a multi-vehicle driveway, garage/store room and private rear garden complete this appealing family home.

Set back from the roadway behind a multi-vehicle driveway having a variety of shrubs and bushes to fore, there is an Electric Vehicle (EV) charging point, access is gained via:

CANOPY PORCH: Obscure stained glass window and door opening to:

RECEPTION HALL: Stairs off , feature panelled walls, oak flooring, radiator, doors to:

DINING ROOM: 13'11" max / 12'4" min x 11'8" Double glazed bay window to front, decorative fireplace with slate style hearth and surround, oak flooring radiator.

LOUNGE: 13'11" x 11'7" max / 10'6" min Pvc double glazed French doors to rear, feature fireplace having decorative tiled surround, slate style hearth and mantle over, radiator.

GUESTS WC: Low level wc, wall hung sink unit, built-in shelving, oak flooring.

OPEN PLAN KITCHEN/DINER: 17'1" x 13'5" Pvc double glazed window and French doors to rear, sink set into quartz work surfaces with upstands, central island with co-ordinating quartz work top having breakfast bar with space for five stools and butchers block, there is a range of two tone soft close matching units fitted to both base and wall level including drawers, larder unit, Bosch five ring gas hob with extractor canopy over, oven and grill, integrated dishwasher and wine chiller, space for American style fridge/freezer, two modern vertical radiators, tiled flooring, door to:

SUN ROOM: 15'2" x 11'9" Pvc double glazed windows to side and rear, French doors to side, two Velux skylights, wood effect flooring, radiator.

UTILITY ROOM: 9'2" x 7' Stainless steel sink drainer units set into quartz box edged work surfaces, plumbing and space for washing machine and dryer, built-in storage cupboards, tile effect flooring, door to garage.

STAIRS TO LANDING: Space for seating/desk, doors to:

BEDROOM ONE: 19'8" x 9' Pvc double glazed window to rear, three double built-in wardrobes, half wardrobe with matching drawers, modern radiator, door to:

EN-SUITE: 9'1" x 5'9" Obscure pvc double glazed window to rear, walk-in shower unit with glazed shower screen, built-in shelving, wash hand basin with vanity unit below, low level wc, ladder style radiator, tiled walls and flooring.

BEDROOM TWO: 13'11" x 11'8" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 12'5" x 11'2" Pvc double glazed bay window to front, radiator.

BEDROOM FOUR: 8'10" x 7'2" Pvc double glazed window to front, radiator.

WELL APPOINTED FAMILY BATHROOM: 7' x 6'8" Obscure pvc double glazed window to rear, bath with shower over and glazed shower screen, low level wc, wash hand basin with vanity unit below, tiled walls and flooring, chrome ladder style radiator.

GARAGE/STORE ROOM: 9'6" x 7' Double opening garage doors to front, ideal for storage.

OUTSIDE: Paved patio area leading to four tiered lawns, borders with mature shrubs and bushes, secondary seating area, timber shed.





















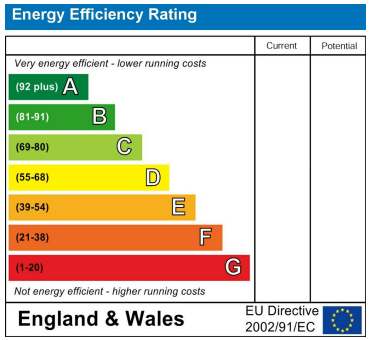
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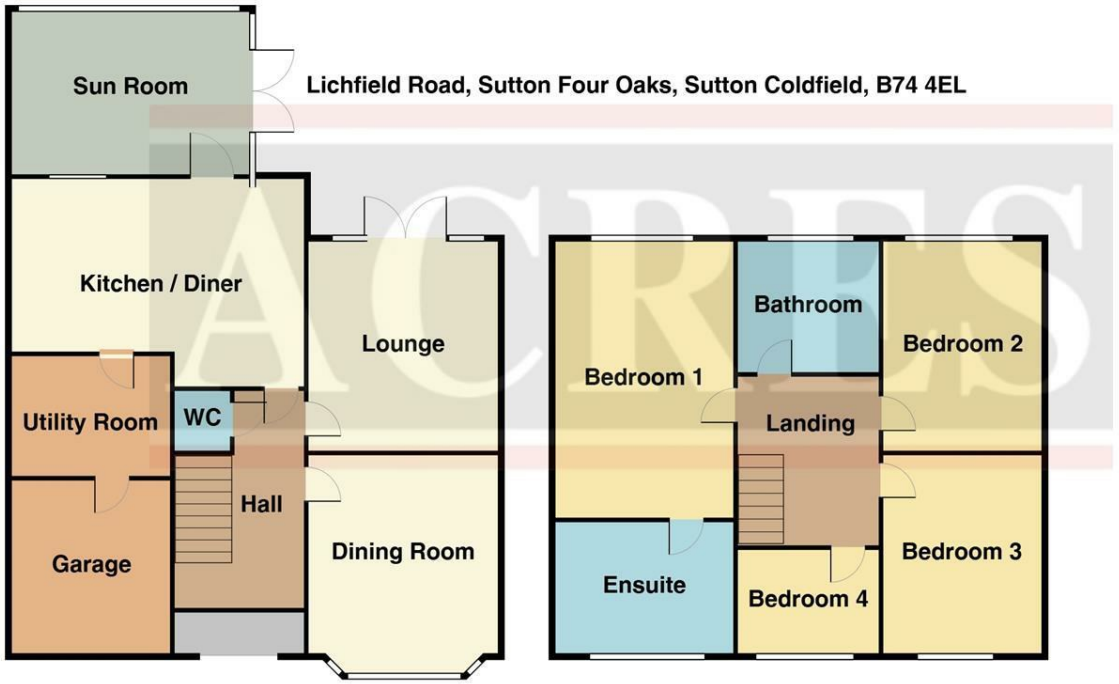
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.