ACRES

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



- Detached family home
- Three good sized bedrooms
- Spacious lounge/diner
- Fitted kitchen
- Well appointed family bathroom
- Ground floor guest WC
- Large entrance porch and welcoming hallway
- Garage
- Delightful private rear garden
- Sought after location close to well regarded schooling





BLACKBERRY LANE, FOUR OAKS, B74 4JE - OFFERS AROUND £400,000

Situated on the sought after Blackberry Lane, this delightful detached family home offers, ideally positioned close to well regarded schooling, excellent public transport links and local shops. Briefly comprising a large entrance porch, welcoming reception hallway, spacious lounge/diner, kitchen, guest WC and garage. To the first floor are three double bedrooms and a family bathroom. Externally, the property benefits from a delightful, private rear garden, making this an ideal family home in a highly desirable location.

Set back from the roadway behind a multi-vehicle driveway, access to the property via a pvc double glazed door to front into:

PORCH: Pvc double glazed window to side, tile effect flooring, radiator, composite multi-locking front door opens to:

RECEPTION HALL: Useful under stairs storage cupboard, stairs off, radiator, doors to:

GUESTS WC: Obscure pvc double glazed window to rear, low level wc, wash hand basin wood effect flooring, chrome ladder style radiator.

LOUNGE/DINING ROOM: 16' max / 9'6" min x 12'5" max / 10' min Pvc double glazed window and patio doors to rear, wood effect flooring, radiator.

FITTED KITCHEN: 12'9" x 7'8" Pvc double glazed window to front, sink/drainer unit set into box edged marble effect work surfaces, there is a range of high gloss fitted units to both base and wall level including drawers, four ring gas hob with extractor canopy over, Hoover double oven and grill, integrated dishwasher, plumbing and space for washing machine, space for American style fridge/freezer, modern vertical radiator, wood effect flooring.

STAIRS TO LANDING: Double glazed window to side, doors off to:

BEDROOM ONE: 16'1" x 9'1" Two pvc double glazed windows to front, double built-in wardrobe/storage, two radiators.

BEDROOM TWO: 10'5" x 8'6" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 9'10" x 7'2" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 8'6" max / 6' min x 7'9" Pvc double glazed obscure window to rear, matching white suite comprising 'P'-shaped bath with shower over and glazed splash screen, tiled splash backs, wash hand basin, low level wc, alcove for storage with shelving, two chrome ladder style radiators.

GARAGE: 18'8" x 7'8" Up and over garage doors to front (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area with steps leading to a lawns set over three levels, sleeper divides, shrubs and bushes.





















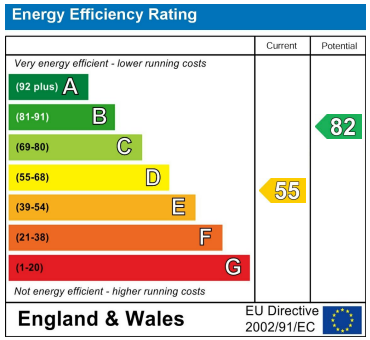
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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





2B Blackberry Lane, Four Oaks



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.