

ACRES

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

- Semi-detached family home
- Three double bedrooms
- Well appointed first-floor family bathroom
- Separate front family lounge
- Extended rear family room featuring a log burner
- Breakfast kitchen with adjoining utility room & useful ground floor WC
- Garage & off road parking
- Delightful rear garden, thoughtfully separated into two distinct sections
- Superb location for Mere Green's shops, restaurants and amenities
- Access to well regarded local schools & transport links



WORCESTER LANE, FOUR OAKS, B75 5NJ - OFFERS AROUND £485,000

Situated in a highly sought after residential location, this extended semi-detached family home on Worcester Lane offers beautifully proportioned accommodation, excellent family living space and a superb position for access to Mere Green, local amenities and well regarded schools. The property provides three genuine double bedrooms, a welcoming front family lounge, an impressive extended rear family room complete with log burner, breakfast kitchen, utility and ground floor WC, together with a well-appointed family bathroom, garage and a landscaped rear garden arranged into two distinct sections. An ideal home for modern family life, combining generous accommodation with a convenient and desirable location.

Set back from the roadway behind a multi-vehicle paved driveway, access to the property is gained via:

CANOPY PORCH: Obscure glazed front door opens to:

RECEPTION HALLWAY: Wood effect flooring, cylinder radiator, stairs off, doors to:

LOUNGE: 13'4" max / 12'4" min x 11'5" max / 9'3" min Pvc double glazed window to front with fitted shutters, coal effect gas feature fireplace with slate style hearth, contemporary mantle over, radiator.

EXTENDED REAR DINING/FAMILY ROOM: 18'8" x 10'5" max / 9'4" min Pvc double glazed French doors to rear, log burning stove with tiled hearth, oak beam mantle over, solid oak flooring, radiator.

BREAKFAST KITCHEN: 14'3" max / 12'4" min x 11'4" Pvc double glazed window and door to rear, circular stainless steel sink/drainage unit set into rolled edge work surfaces, solid oak matching units fitted to both base and wall level including drawers, tiled splash backs, space for Range cooker, space for American fridge/freezer, space for dining table, tiled flooring, radiator, leading to:

UTILITY ROOM: 7'3" max / 6'8" min x 6'6" One and a half bowl sink/drainage unit set into rolled edge work surfaces, fitted base and wall units, plumbing and space for washing machine & dishwasher, tiled flooring radiator, doors to garage and:

GUESTS WC: Low level wc, wash hand basin, useful storage cupboard, ladder style radiator, tiled flooring.

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

BEDROOM ONE: 11'5" x 11'5" max / 10'7" min Pvc double glazed window to front with fitted shutters, two radiators.

BEDROOM TWO: 11'1" x 10'5" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 12'5" x 6'2" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 7'10" x 6'7" Obscure double glazed window to rear, white suite comprising bath with shower over, wash hand basin, wall mounted storage cupboard, low level wc, part tiled walls, tile effect flooring, ladder style radiator.

GARAGE: 14'11" x 7'5" Double opening garage doors to front, shelving to walls (Please check the suitability of this garage for your own vehicle)

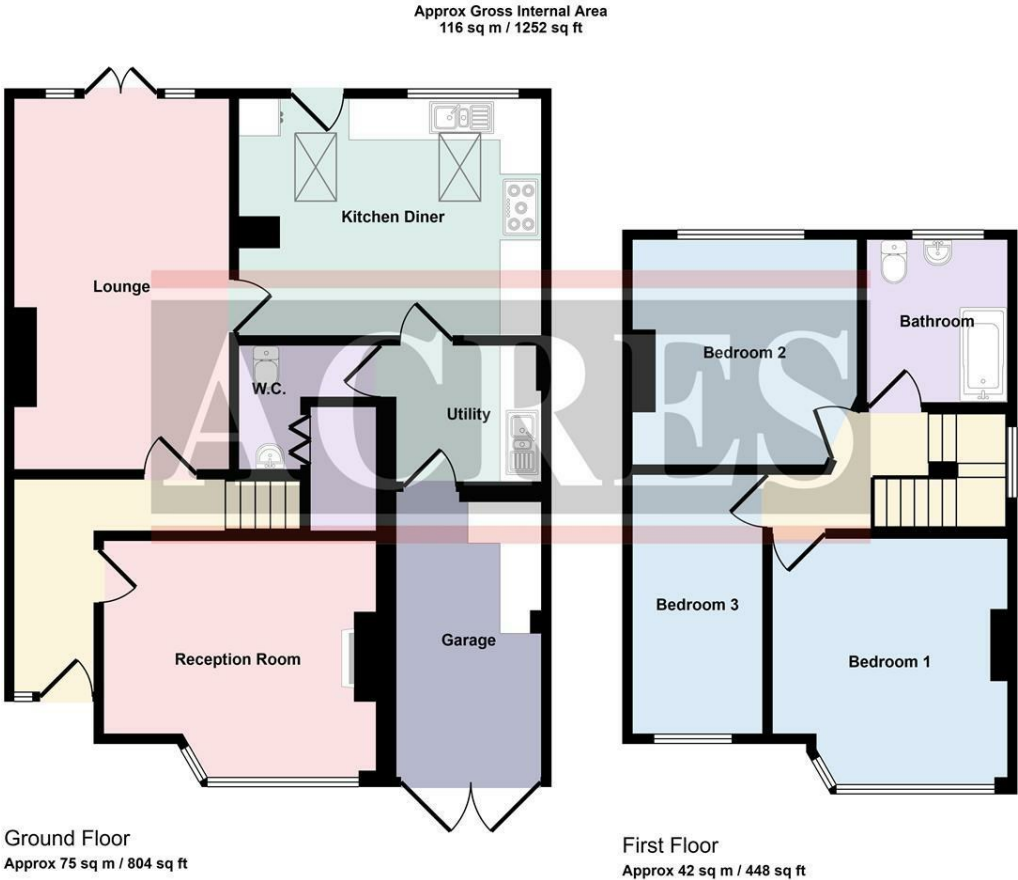
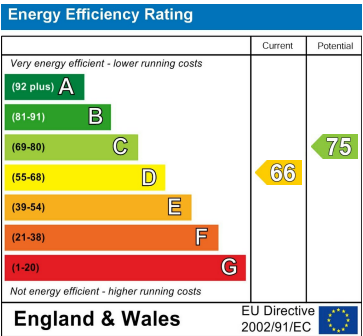
OUTSIDE: Paved patio area with steps leading to a mature rear garden, separated into two areas, being shielded with borders having shrubs, bushes and trees, shed and summerhouse.



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 floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.