

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Six bedrooms
- ◆ En-suite shower rooms
- ◆ Well appointed family bathroom
- ◆ Attractive, spacious lounge
- ◆ Sitting / garden room
- ◆ Fitted breakfast kitchen with Stove
- ◆ Utility room & guests w.c.
- ◆ **Self contained apartment**
- ◆ Separate lounge
- ◆ Fitted breakfast kitchen
- ◆ Bedroom with wardrobes
- ◆ White shower room



1 BERKSWELL CLOSE, OFF EDGE HILL ROAD, FOUR OAKS B74 4PB - OFFERS AROUND £800,000

Set in a prime, central, sought after cul-de-sac location, this substantial, highly deceptive, spacious, much improved and enlarged property offers an ideal family home with self contained side apartment. Complemented by gas central heating and having PVC double glazing (both where specified), additionally, the property has photovoltaic cells providing domestic electricity. The property is set close to sought after schooling and has Sutton Park together with excellent public transport facilities within a few hundred metres radius. To fully appreciate the property's true proportions, we highly recommend an internal inspection. Briefly comprising, reception hall, guests cloakroom/w.c., attractive lounge, sitting room/garden room, fitted breakfast kitchen with family area and log burning stove, utility room, five bedrooms, optional sixth bedroom/office, two en-suite shower rooms, well appointed family bathroom. **Side apartment:** Reception hall, rear lounge, fitted breakfast kitchen, bedroom with wardrobes, white shower room. Southerly rear garden.

Set back from the roadway behind a block paved, multivehicular driveway having side lawn, access is gained to the property via:

RECESSED PORCH: Obscure PVC double glazed door opens to:

RECEPTION HALL: PVC double glazed obscure window to front, radiator, engineered oak flooring.

GUESTS CLOAKROOM/W.C.: White low flushing w.c., wash hand basin, tiled splashbacks, radiator.

ATTRACTIVE LOUNGE: **18'4" x 13'8" max x 12'0" min** PVC double glazed window to front, double radiator, recess having double base unit with shelving over, fitted television unit having double base unit, double radiator, PVC double glazed double doors open to:

SITTING/GARDEN ROOM: **22'8" x 8'7" max x 8'1" min** PVC double glazed windows and double glazed, double French doors to rear and side, clear glass double glazed roof, double radiator, tiled floor.

FITTED BREAKFAST KITCHEN/FAMILY ROOM: **25'0" max x 12'6" min x 13'0" max x 9'3" min** PVC double glazed windows and double glazed, double French doors to rear garden, space for breakfast table, space for sofa with side fitted log burning stove set on a slate hearth with Karndean flooring throughout, one and a half bowl sink unit set into sweeping worksurfaces having tiled splashbacks, there is a range of white high gloss units to both base and wall level, stainless steel range style cooker having twin ovens with stainless steel extractor canopy over, space for American style fridge freezer.

UTILITY ROOM: **10'2" x 5'8"** Single drainer sink unit with double base unit beneath, two double fitted wall units, rolled edge worksurfaces with tiled splashbacks, recesses for washing machine, dishwasher and dryer.

STAIRS TO LANDING: Linen cupboard. Airing cupboard, two radiators.

BEDROOM ONE: **11'9" min x 10'7" min** PVC double glazed window to front, radiator, three double fitted wardrobes together with draw unit, double wardrobe doors provide a concealed opening to:

LARGE EN-SUITE SHOWER ROOM: **11'9" x 5'5"** PVC double glazed window to rear, matching white suite comprising double shower cubicle, wash hand basin, low flushing w.c., tiled splashbacks, fitted mirror, chrome ladder style radiator, Karndean flooring.

BEDROOM TWO: **15'3" x 9'0"** PVC double glazed window to rear, radiator.

EN-SUITE SHOWER ROOM: PVC double glazed obscure window to side, matching white suite : shower cubicle with multi jet shower, wash hand basin, low flushing w.c., radiator, tiled splashbacks.

BEDROOM THREE: **12'3" x 11'0" max x 9'3" min** PVC double glazed window to rear, radiator.

BEDROOM FOUR: **12'0" x 9'3"** PVC double glazed window to rear, radiator.

BEDROOM FIVE: **11'9" x 8'8"** PVC double glazed window to front, radiator, built-in wardrobe/storage cupboard.

STUDY/BEDROOM SIX: **8'3" max x 6'3" min x 7'1"** PVC double glazed window to front, radiator.

FAMILY BATHROOM: **10'10" x 8'10"** PVC double glazed window to front, radiator, free standing roll top claw footed bath, wall hung wash hand basin, low flushing w.c., enclosed large shower cubicle with glazed splash screen, chrome ladder style radiator, Travertine tiled splashbacks, Karndean flooring.

SELF CONTAINED APARTMENT:

PVC DOUBLE GLAZED DOOR: Set to side, internal door to main house, radiator.

REAR LOUNGE: **15'7" x 11'0"** PVC double glazed window to rear, semi vaulted ceiling having two double glazed remote controlled Velux windows, double radiator, Minster style fireplace having hearth and mantle and central coal effect electric fire.

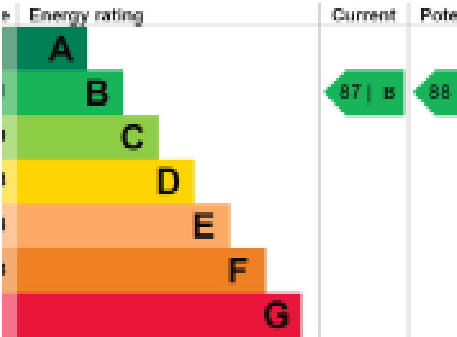


FITTED BREAKFAST KITCHEN: 11'0" x 9'10" PVC double glazed window to front, white enamel sink unit set on to worksurfaces having tiled splashbacks, fitted wall and base units, integrated electric oven having separate grill, fitted hob with concealed extractor canopy over, double radiator, space for breakfast table.

BEDROOM: 11'10" max x 9'10" min x 8'8" max x 6'10" min PVC double glazed window to side, radiator, single and three double fitted wardrobes, draw units.

SHOWER ROOM: PVC double glazed window to front, double radiator, matching white suite comprising large shower cubicle, vanity wash hand basin with double base unit beneath, low flushing wc., further fitted wall and base units together with mirror, tiled splashbacks.

OUTSIDE: Paved patio area with outside tap to an approximate southerly facing rear garden, having lawn flanked by borders, mature shrubs and bushes, timber fencing, hot tub included within the sale



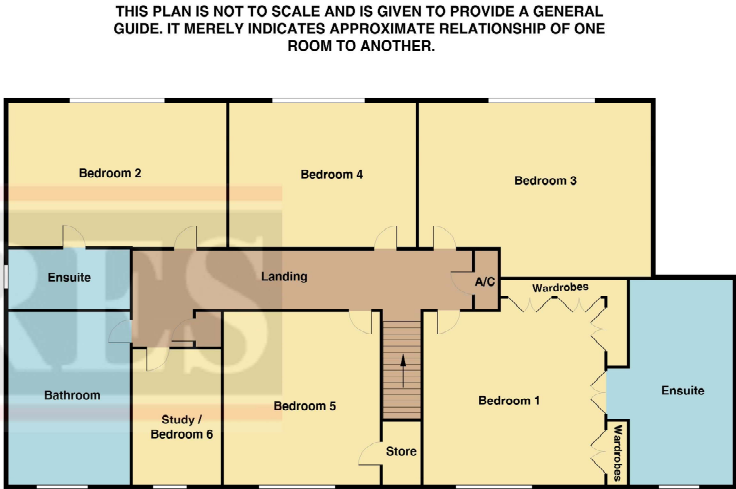
TENURE: We have been informed by the vendor that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: F

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Edge Hill Road



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.