



26 PARK VIEW ROAD, FOUR OAKS, B74 4PT

ASKING PRICE - £895,000

Wow, what a truly outstanding home !

Deceptively spacious, a term that is over used, however with this truly exceptional, much improved and enlarged, bespoke, freehold, detached family home, deceptively spacious is truly warranted.

Rarely does the opportunity arise to purchase a property finished to such an exacting specification, in such a prime, central and sought after location, especially as the property is positioned just a brief stroll from Sutton Park, together with Four Oaks infant and junior school. Furthermore, excellent public transport facilities are available locally including local bus services and access to the Cross City rail line, with an array of shops and other facilities available within a few hundred metres at 'The Crown'.

Complemented by under floor heating to the ground floor, with traditional radiator gas central heating to the first floor, the property additionally has pvc double glazing, the security of an alarm system, together with CCTV.

An excellent example of contemporary architecture and modern living, to fully appreciate the property on offer, it's host of feature and many improvements, we highly recommend an internal inspection.

Upon entering the property's deep, welcoming reception hall, appreciation is gained for the specification and attention to detail provided which includes hard wired ethernet cabling and feature internal doors. An attractive lounge opens to an inner snug, additionally there is a study / play room, a guests cloakroom/wc and utility room set off the reception hall. The crowning feature of the property is a 28'3" x 26'2" fitted breakfast kitchen combining family living and dining areas, which further enjoys wide bi-fold doors overlooking the landscaped rear garden.

To the first floor there are four generous bedrooms, the master having built-in wardrobes, a Juliet balcony and en-suite shower room. Bedroom two offers a walk-in wardrobe area and further en-suite shower room, together with bedroom three additionally having an en-suite shower room, furthermore there is a well appointed family bathroom.

Set to the rear you will find a substantial cabin providing an excellent further recreational room or potential home office.

A block paved driveway provides multi-vehicular parking, together with access to the property via a multi-locking composite front door with double glazed inset opens to:



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DEEP WELCOMING RECEPTION HALL: Obscure double glazed window to fore, five storage/cloaks cupboards, engineered wood floor with under floor heating.

GUESTS CLOAKROOM/WC: Natural light tube, matching white suite comprising low flushing wc, bowl wash hand basin set on a marble top with double base unit beneath, engineered wood floor with under floor heating.

LOUNGE: 15'4" x 13'4" Pvc double glazed bow window to fore, fire recess with inset light, under floor heating, double doors to:

SNUG: 10'10" x 8'4" Pvc double glazed obscure window to front, under floor heating, double doors to kitchen/family room.

STUDY/DEN: 12'4" max / 6'6" min x 9'8" max / 6'10" min Pvc double glazed window to fore, engineered wood floor with under floor heating.

OUTSTANDING FITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM & DINING AREA: 28'3" x 26'2" max / 24'3" min

Wide double glazed bi-fold doors to rear, in turn having three wide skylight windows opening to a substantial family area having space for sofas, wall mounted TV point, in turn being open plan to:

Bright Dining Area: Having substantial space for dining table in turn opening to:

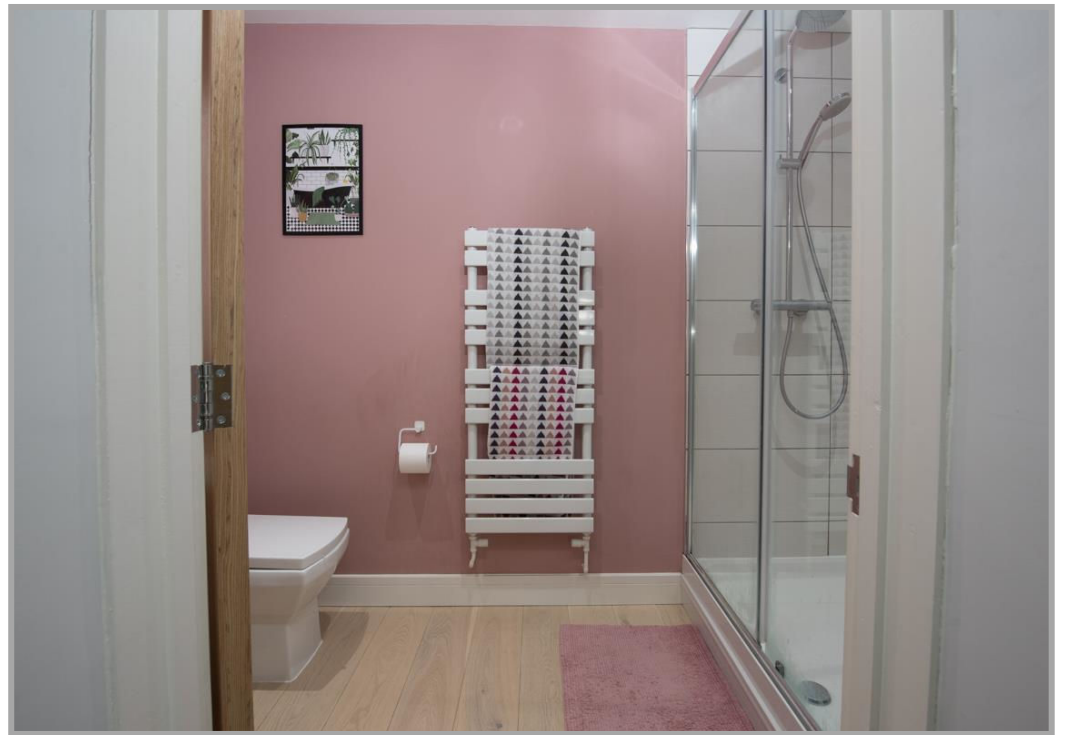
Comprehensively Fitted Breakfast Kitchen: Featuring a wide central island with granite tops, providing space for stools with wide handleless grey pan drawer units, wine cooler, there is a bank of twin coloured co-ordinating units to both base and wall level, featuring elevated twin ovens, in turn with twin microwaves above, integrated dishwasher, further sweeping granite work surfaces with inset sink and mixer/boiling water tap, co-ordinating upstands, recess for American style fridge/freezer.

UTILITY ROOM: 6'10" x 6'1" Natural light tube, single bowl sink unit having base unit beneath together with wall units in a handleless grey finish, recesses for washing machine and dryer, engineered wood floor with under floor heating.

STAIRS TO LANDING: Two natural light tubes, linen cupboard.



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.





MASTER BEDROOM: 19' x 13' Pvc double glazed windows with central double glazed double French doors opening to a glazed Juliet style balcony, single and two double built-in wardrobes, double radiator.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising wide shower cubicle, bowl wash hand basin set onto granite top having base unit beneath, low flushing wc, ladder style radiator.

BEDROOM TWO: 14'10" x 12'6" Two pvc double glazed windows to rear, double radiator, built-in wardrobe. Walk-in wardrobe/dressing area: Having two double built-in wardrobes.

EN-SUITE SHOWER ROOM: Natural light tube, enclosed shower cubicle, bowl sink unit having double base unit beneath, low flushing wc, ladder style radiator.

BEDROOM THREE: 17'10" max / 7'5" min x 10'4" max / 6'7" min Two pvc double glazed windows to front, double radiator, built-in wardrobe.

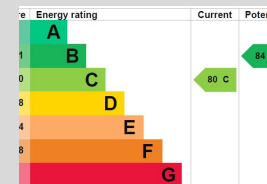
EN-SUITE SHOWER ROOM: Natural light tube, enclosed shower cubicle, bowl sink unit having double base unit beneath, low flushing wc, ladder style radiator.

BEDROOM FOUR: 15'4" max / 13'6" min x 10'1" plus door recess Pvc double glazed windows to front and side, double radiator, built-in wardrobe.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching well appointed white suite comprising bath having shower over and side splash screen, bowl wash hand basin set on a granite top having double base unit beneath, low flushing wc, ladder style radiator.

OUTSIDE: Full width paved patio area to a lawned rear garden enclosed by timber fencing having rear covered garden seating area.

GARDEN ROOM/POTENTIAL HOME OFFICE: 18'3" x 11'8" Pvc double glazed windows and double French doors to garden, there is a range of fitted units to both base and wall level including breakfast bar area, space for two stools, recess for fridge, electric room heater, LVT flooring.



Council Tax Band: E



Approx Gross Internal Area
264 sq m / 2847 sq ft



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

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.