

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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- ◆ Beautifully well maintained detached home
- ◆ Four double bedrooms, master having fitted wardrobes
- ◆ Well appointed bathroom
- ◆ Sizeable lounge with box bay window
- ◆ Attractive dining room
- ◆ Rear conservatory
- ◆ Fitted breakfast kitchen
- ◆ Guests cloakroom/wc & utility
- ◆ 1,400 square feet
- ◆ Considerable driveway to fore
- ◆ Mature rear garden



10 MARLBOROUGH CLOSE, FOUR OAKS, B74 4XE - OFFERS AROUND £525,000

A truly delightful example of an incredibly well maintained, freehold, deceptively spacious four bedroomed family home, set in a sought after location of Four Oaks, close to a host of well regarded schooling. Local shopping amenities and facilities are available within a short walk and ease of access to the Cross City rail line at Butlers Lane station and readily available bus services are provided. A variety of restaurants, supermarkets, coffee shops and public houses are available in Mere Green which boasts a thriving social scene for all ages, Four Oaks train station is only within a stones throw of Mere Green which provides much needed parking for vehicles. Complemented by gas central heating and pvc double glazing (both where specified), the lovingly tended to home has been carefully cared for during it's tenure and briefly comprises porch, entrance hall, door to sizeable lounge with box bay window to fore, single door opens to dining room with sliding patio doors into rear conservatory, fitted breakfast kitchen opens to utility, there is also a guests cloakroom/wc and garage. To the first floor are four good sized bedrooms, master having built-in sliding mirrored wardrobes and a well appointed family bathroom. Externally there is a tarmac driveway with mature side garden and to the rear is a mixture of paving, leading to a mainly lawned garden with well stocked borders, offering a good degree of privacy. To fully appreciate the accommodation on offer, we highly recommend an internal inspection. The property measures 1,400 square feet.

Set back from the roadway behind a tarmac driveway with an array of thoroughly mature shrubs and bushes to side, access is gained into the accommodation via a double glazed leaded sliding porch door into:

PORCH: Obscure glazed door with windows to side give access into:

ENTRANCE HALL: Radiator, stairs off, double doors off to lounge, further doors to kitchen and:

GUESTS CLOAKROOM/WC: Pvc double glazed leaded obscure window to fore, low level wc, wash hand basin, radiator, tiled splash backs, door to hall.

SIZEABLE FAMILY LOUNGE: 20'3" into bay x 17'4" max / 13'5" min Pvc double glazed leaded box bay window to fore, living flame gas fire set on a tiled and brick hearth, stone and brick surround with wooden mantle over, radiators, double doors to hall and single door radiates to:

DINING ROOM: 10'11" x 10'10" Sliding doors into conservatory, radiator, door to lounge and kitchen.

CONSERVATORY: 11'3" x 10'10" Pvc double glazed windows and French double doors to garden, vertical radiator, tiled floor, sliding doors back into dining room.

FITTED BREAKFAST KITCHEN: 17' x 8'10" Pvc double glazed leaded windows to rear, matching wall and base units with integrated fridge and oven with grill over, edged work surfaces having four ring gas hob and extractor canopy over, one and a half bowl sink/drain unit, tiled splash backs, radiator, doors to hall, dining room and:

UTILITY: 11'8" x 8' Pvc double glazed leaded window to rear having door to side, matching wall and base units with recesses for washing machine, dryer, rolled edge work surfaces with inset stainless steel , door to shower enclosure, tiled splash backs and floor, radiator, door to kitchen, rear garden and garage.

STAIRS AND LANDING: Pvc double glazed obscure leaded window to side, doors to four bedrooms, bathroom and airing cupboard.

BEDROOM ONE: 12'4" into door recess x 11' max / 10'2" min Pvc double glazed leaded window to fore, built-in sliding mirrored wardrobes, radiator, door to landing.

BEDROOM TWO: 9'11" x 9'10" Pvc double glazed leaded window to rear, fitted wardrobes with central dressing area, radiator, door to landing.

BEDROOM THREE: 9'11" x 9'10" Pvc double glazed leaded window to rear, radiator, door to landing.

BEDROOM FOUR: 12'4" x 8'8" max / 5'2" min Pvc double glazed leaded window to fore, door to over stairs storage, radiator, door to landing.

BATHROOM: Pvc double glazed obscure leaded window to side, suite comprising bath with glazed bi-fold splash screen to side, vanity wash hand basin and wc, ladder style radiator, tiled splash backs, door to landing.

REAR GARDEN: Paved rear garden gives access to lawn, mature well stocked borders line the perimeters, access is gained back into the accommodation via pvc double glazed doors to conservatory and utility.

GARAGE: 19'4" into door recess x 16'4" max / 8' min Up and over garage door to fore, space for freezer, glazed recessed door to utility. **(Please check the suitability of this garage for your own vehicle)**



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.)

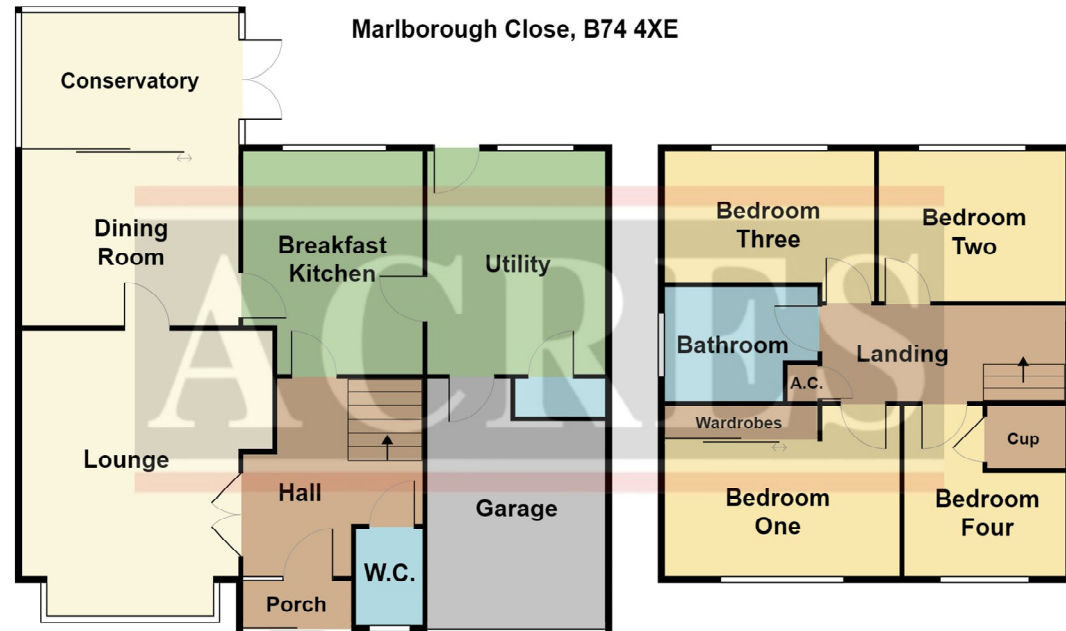
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Lowercroft Way, in turn off Hill Hook Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.