

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four bedrooms
- ◆ Family bathroom
- ◆ Spacious lounge
- ◆ Enlarged dining room
- ◆ Additional family/day room
- ◆ Garden room
- ◆ Breakfast kitchen
- ◆ Utility room & guests w.c.
- ◆ Twin garages
- ◆ Substantial plot with generous, mature garden
- ◆ Set in a delightful, tree lined location



***2 BROCKHURST ROAD, FOUR OAKS B75 6NL - OFFERS AROUND £775,000***

This imposing, spacious, enlarged, freehold, detached family home is set in a well regarded, mature, tree lined cul-de-sac within a central, sought after location. Moor Hall infants and junior school is positioned within only a few hundred meters radius, as is open countryside. Within an approximate one mile radius you will find Mere Green with its variety of shops, restaurants and amenities, furthermore, there is excellent public transport within the area, including access to the Cross City rail line. Providing the scope for further alteration, enlargement and refurbishment, subject to any necessary permissions, to fully appreciate the property on offer and its true potential, we highly recommend an internal inspection. Briefly comprising, fully enclosed porch, reception hall, guests cloakroom/w.c., spacious lounge, enlarge dining room, generous family/day room, garden room, fitted kitchen opening to breakfast room and utility room. To the first floor there are four bedrooms, together with family bathroom. The property has twin garages.

Set back from the roadway behind a substantial foregarden, having lawn together with mature trees, a multi vehicular driveway provides ample parking together with access to the property via a glazed door opening to:

**FULLY ENCLOSED PORCH:** Glazed door opening to:

**RECEPTION HALL:** Radiator, understairs storage/cloaks cupboard.

**GUESTS CLOAKROOM/W.C.:** Double glazed obscure window to front, low flushing w.c. with matching wash hand basin, room heater, understairs storage/cloaks cupboard.

**SPACIOUS LOUNGE:** 17'0" x 12'0" Double glazed window to front, log effect living flame gas fire set on a slate hearth, radiator, twin doors open to:

**EXTENDED DINING ROOM:** 17'0" x 15'0" Double glazed window to rear, double radiator.

**GARDEN ROOM:** 11'5" x 10'3" Double glazed windows to side and rear with double glazed door opening to garden, storage heater, full width, sliding, glazed doors open to:

**FAMILY/DAY ROOM:** 21'6" x 10'5" Double glazed windows to front and side, twin storage heaters, door to lounge.

**KITCHEN:** 18'1" x 9'5" Double glazed window to rear, double radiator, single drainer sink unit having double base unit beneath, there is a further range of fitted units to both base and wall level, including draws, rolled edge worksurfaces with tiled splashbacks, recess for cooker, space for fridge/freezer.

**BREAKFAST ROOM:** 9'0" x 5'9" Double glazed window to rear, space for breakfast table.

**UTILITY ROOM:** 9'0" x 5'3" Part obscure, PVC double glazed door to rear, single drainer sink unit, fitted base units, spaces for fridge freezer, washing machine and dryer.

**RETURN STAIRS TO LANDING:** Double glazed window to front, linen cupboard.

**BEDROOM ONE:** 14'1" x 11'5" plus door recess Double glazed windows to front and side, radiator, built-in storage cupboard/wardrobe.

**BEDROOM TWO:** 14'3" x 12'6" Double glazed window to rear, radiator, two double fitted wardrobes with storage cupboards above, central dressing table with fitted mirror.

**BEDROOM THREE:** 10'0" x 9'5" plus door recess Double glazed window to rear, radiator.

**BEDROOM FOUR:** 12'2" x 8'3" Double glazed window to front, radiator, double fitted wardrobe with storage cupboard above.

**FAMILY BATHROOM:** Obscure double glazed window to rear, matching suite comprising bath, vanity wash hand basin having double base unit beneath with side storage/display ledge, low flushing w.c., radiator, tiling to walls.

**GARAGE ONE:** 17'7" x 11'2" (please check the suitability of this garage for your own vehicle) Door to utility room, door to:

**GARAGE TWO:** 17'7" x 8'9" (please check the suitability of this garage for your own vehicle)

**OUTSIDE:** A patio area leads to a substantial, mainly lawned rear garden having, path, greenhouse, timber fencing, mature shrubs, bushes and trees providing a good degree of privacy.



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.)

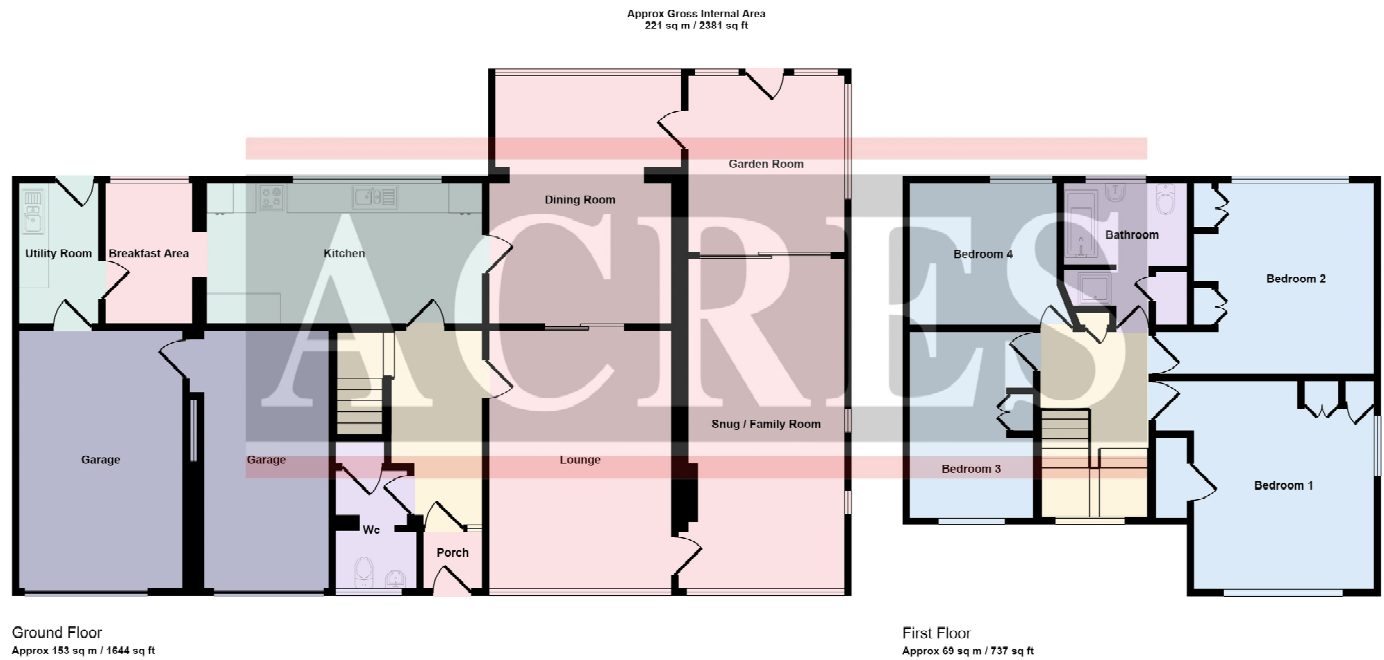
**COUNCIL TAX BAND:** F

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Heath Croft Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 not to scale.



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.