

ACRES

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- ◆ Delightful, detached family home
- ◆ Four bedrooms, master having dressing room and en-suite shower room off it
- ◆ Further en-suite to bedroom two and white family bathroom
- ◆ Attractive lounge
- ◆ Study
- ◆ Family room/area opening to a comprehensively fitted dining kitchen
- ◆ Utility room & guests wc



***CHESTNUT HOUSE, MORTON DRIVE, OFF DRAYTON LANE, DRAYTON BASSETT, TAMWORTH, B78 3FF
OFFERS AROUND £865,000***

This delightful, bespoke development of three executive style detached family homes is positioned within a semi-rural location on the outskirts of the charming, historic village of Drayton Bassett dating back to 1086. Tamworth town centre is set only three miles away, and includes excellent shopping facilities, the popular Snow Dome and large Odean cinema, together of course with the Ventura shopping centre; furthermore there are also local transport facilities including trains and access to excellent local road links including both the M42 / M6 toll road.

Built to an exacting specification, the property features air source heat pump under floor heating throughout with individual zoned controls, double glazed casement windows and the security of an alarm system, with the additional provision of CCTV. Accessed via a private driveway, the property stands on an unusually generous plot with gates and features a comprehensively fitted kitchen with an array of Neff integrated appliances, quartz work tops and contemporary units. Featuring Villeroy & Boch sanitary ware to bathrooms and en-suites with Hans Grohe showers. Home working is also catered for with data points provided to the study. Finishing touches include bi-fold doors, fitted wardrobes to the master bedroom's dressing room, hardwood internal doors, natural stone patios and pathways together with external cold water tap and power points. To fully appreciate the property on offer, it's host of outstanding features, location, finish and true proportions we highly recommend an internal inspection

Access is gained to the property via a multi locking front door having double glazed inset opening to :

WELCOMING RECEPTION HALL: Return stairs to first floor landing.

GUESTS' CLOAKROOM/WC: Low flushing white wc, matching floor standing unit with basin, tiled splash back.

ATTRACTIVE LOUNGE: 14'0" x 12'5" Pvc double glazed window to side together with double glazed windows with central double glazed double French doors opening to rear, heating thermostat.

STUDY: 12'5" x 7'1" Pvc double glazed window to front, under floor heating thermostat.

FAMILY ROOM/AREA: 12'0" x 10'1" Pvc double glazed window to front, seating area and being open plan to the property's:

COMPREHENSIVELY FITTED DINING KITCHEN: (34'4" total length x 14'0" max) **KITCHEN:** 22'6" x 14'0" / **DINING AREA:** 12'0" x 10'1"

Pvc double glazed window to rear with aluminium double glazed bi-fold doors to side/rear garden; there are a comprehensive range of fitted units to both base and wall level including drawers, having quartz work surfaces with upstands, under mounted sink unit with mixer tap, central island unit having flush fitting induction hob with extractor canopy over, quartz work tops with breakfast bar area and base units beneath, integrated stainless steel oven, microwave, concealed dishwasher, space for American style fridge freezer with water/ice making facility, space for dining table, under floor heating thermostat.

UTILITY ROOM: 8'0" x 4'2" Multi locking door with double glazed inset to rear garden, inset bowl sink unit to Earthstone Solid work surfaces with upstands; complementary matching fitted units to kitchen comprising base and wall level, recesses for washing machine and dryer, under floor heating thermostat.

RETURN STAIRS TO FIRST FLOOR LANDING: Storage cupboard.

MASTER BEDROOM: 13'0" x 10'4" max / 8'10" min Pvc double glazed window to front, under floor heating thermostat.

DRESSING ROOM: 8'10" x 8'2" having a range of fitted wardrobes with sliding doors and internal hanging rails, under floor heating, door to:

EN-SUITE BATHROOM: Double glazed Velux window to side, feature free standing white bath, wall hung his and hers wash hand basins with base units beneath, wall hung wc, enclosed double shower cubicle with glazed splash screens, feature tiled splash backs and fixed head shower, painted ladder style radiators, tiled floor with under floor heating.

BEDROOM TWO: 14'10" max / 9'7" min x 11'0" Pvc double glazed window to rear, under floor heating.

EN-SUITE SHOWER ROOM: White suite comprising enclosed shower cubicle, wash hand basin with base unit beneath, low flushing wc, tiled splash backs, under floor heating.

BEDROOM THREE: 10'11" x 10'11" Pvc double glazed window to rear, under floor heating.

BEDROOM FOUR: 11'1" x 10'4" Pvc double glazed window to front, under floor heating.

FAMILY BATHROOM: Pvc double glazed obscure window to front, matching white suite comprising bath, wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiled splash backs, under floor heating.

OUTSIDE: Patio area to a generous, mainly lawned rear garden.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

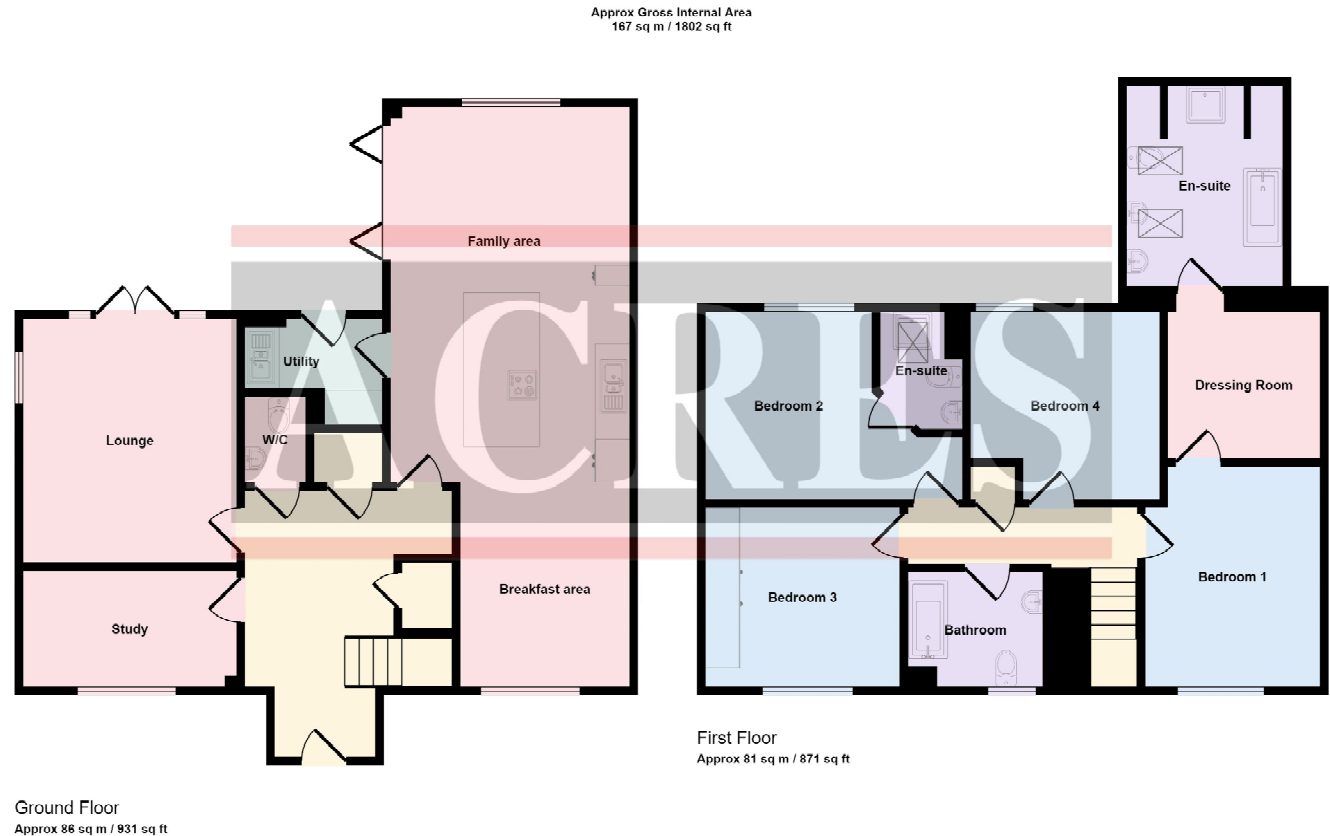
COUNCIL TAX BAND: To be confirmed.

FIXTURES & FITTINGS: As per sales particulars.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: The development is set to the far end of Drayton Lane which is accessed from Sutton Road or via Coleshill Road.

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	83 B	
69-80	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



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.

