

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four good bedrooms
- ◆ Generous en-suite shower room
- ◆ Well appointed family bathroom
- ◆ Spacious lounge with feature fireplace
- ◆ Snug/day room
- ◆ Breakfast kitchen with large central island
- ◆ Guests wc & utility room
- ◆ Garage
- ◆ Landscaped rear garden with patio area with large office/games room
- ◆ Sought after location



***202 ROSEMARY HILL ROAD, FOUR OAKS, B74 4HS - OFFERS AROUND £825,000***

This spacious, attractive, freehold, detached family home is set in a prime, popular location within Four Oaks. Thoughtfully designed, much improved and enlarged, the property is complemented by gas central heating and pvc double glazing (both where specified). Positioned just a short stroll from local shops, Four Oaks offers access to excellent road links, the Cross City rail line and well regarded schooling. Briefly comprising fully enclosed porch, welcoming reception hall, substantial, imposing lounge with feature fireplace, snug/day room, the heart of the property is its aesthetically pleasing and highly functional fitted breakfast kitchen creating a harmonious and inviting space for cooking, dining, and socializing with additional dining area, guests wc and utility. To the first floor there are four good sized bedrooms, the master having en-suite shower room and a further well appointed family bathroom, generous landscaped rear garden having large multi purpose garden room / home office, all of which to fully appreciate we highly recommend an internal inspection.

Set back from the roadway behind iron gates is a multi-car driveway and front garden, access is gained to the property via:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to front, front door having double glazed inset open to:

**RECEPTION HALL:** Stained glass window to front, radiator.

**DINING/DAY ROOM:** 11'10" x 11'1" max / 9'7" min Pvc double glazed window to front with fitted window seat, radiator, recessed housing a log burning stove, having fitted base storage units and shelving to both sides.

**LOUNGE:** 21'8" x 11'2" max / 9'3" min Pvc double glazed bi-fold to rear, two contemporary vertical radiators, feature corner log effect living flame gas fire, oak flooring

**FITTED KITCHEN:** 17'1" x 15'1" Pvc double glazed French doors to rear, double sink unit set into granite work surfaces within a feature island unit having breakfast bar space for four stools, there is a range of contemporary fitted units to both and wall level, integrated dishwasher, stainless steel Range style cooker, space for dining table, tiled flooring.

**GUESTS WC:** Pvc double glazed obscure window to rear, white low flushing wc, wall hung wash hand basin with base unit beneath, contemporary radiator

**UTILITY ROOM:** 7'6" x 6'1"

**STAIRS TO LANDING:**

**BEDROOM ONE:** 14'2" x 11' Pvc double glazed bay window to front, radiator, two double built-in wardrobes.

**EN-SUITE SHOWER ROOM:** 8'5" x 7' Pvc double glazed obscure window to front, matching white suite comprising large enclosed shower cubicle with tiled splash backs and splash screen, wall hung wash hand basin with base units below, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

**BEDROOM TWO:** 13' x 11'5" Pvc double glazed window to rear, radiator, two double and a single built-in wardrobes.

**BEDROOM THREE:** 14'7" x 7'9" Pvc double glazed window to front, radiator, built-in double wardrobe.

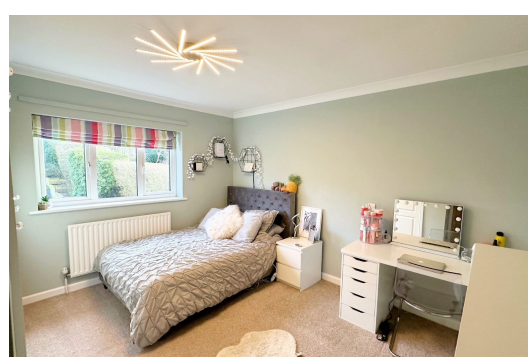
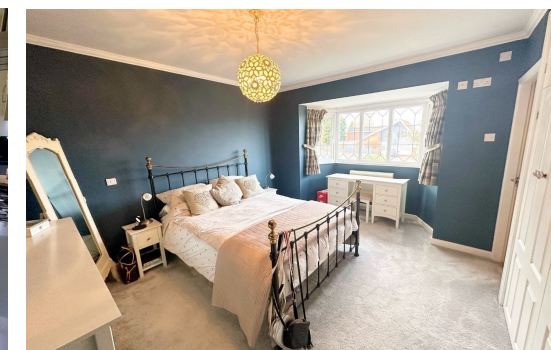
**BEDROOM FOUR:** 8'8" x 7'6" Pvc double glazed window to rear, radiator, double built-in wardrobe.

**FAMILY BATHROOM:** Obscure pvc double glazed window to rear, matching well appointed feature white suite comprising freestanding bath, wash hand basin, low flushing wc, enclosed separate shower cubicle with glazed splash screen, ladder style radiator, tiling to walls and floor.

**GARAGE:** 15'1" x 8'1" Up and over garage door, power sockets, **.(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved patio area for seating and entertaining leading to a landscaped rear garden having borders with shrubs and bushes,

**REAR HOME OFFICE / GAMES ROOM :** This delightful multi purpose room offers wide double glazed bi fold doors opening to the garden, fitted room with lighting and power.



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**TENURE:** We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

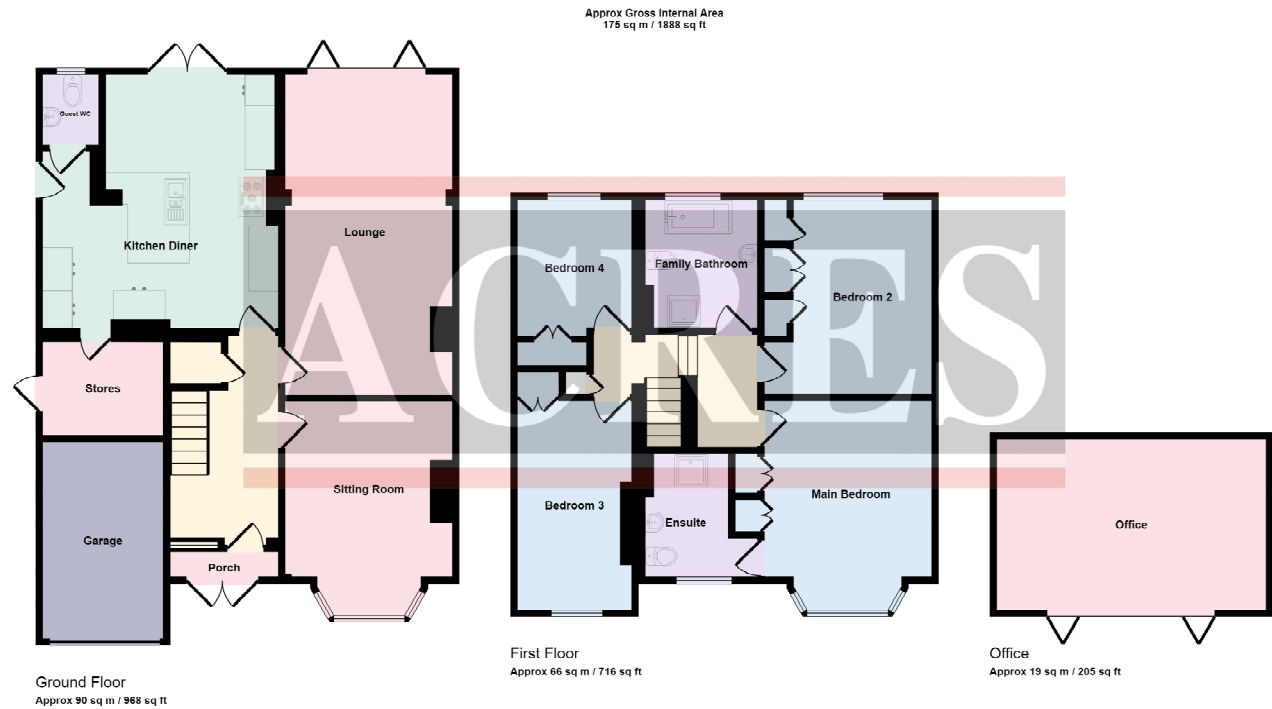
**COUNCIL TAX BAND:** F

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

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

**LOCATION:** Set towards the junction of Clarence Road/Little Aston Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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 may not look like the real items. Made with Madn Snappy 360.

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.