

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

4 Bedrooms



- ◆ Extended, semi-detached family home
- ◆ Four bedrooms
- ◆ En-suite shower room to master
- ◆ Well appointed family bathroom
- ◆ Substantial through lounge/dining area
- ◆ Superb fitted breakfast kitchen
- ◆ Utility & guests cloakroom/wc
- ◆ Separate single garage
- ◆ Delightful rear garden with decking
- ◆ Sought after cul-de-sac location



**68 HATHAWAY ROAD, FOUR OAKS B75 5HZ - PRICE GUIDE £450,000**

This imposing, spacious and well proportioned, extended, freehold, semi-detached family home offers delightful living accommodation, set in a much sought after, central location, within a popular cul-de-sac. Four Oaks offers well regarded schooling for all ages, excellent public transport links including the Cross City rail line at Butlers Lane station and a host of shopping facilities, amenities and restaurants in Mere Green. Complemented by gas central heating and PVC double glazing (both where specified), the generous family home briefly comprises welcoming reception hall with an array of fitted storage units, doors to guests cloakroom/w.c., inviting substantial family lounge through to an attractive dining area and superb fitted breakfast kitchen with door to utility. To the first floor are four bedrooms, three having fitted wardrobes and a well appointed en-suite shower room to master, as well as an appealing, white, family bathroom. Externally it has a block paved driveway to fore, decked rear patio area with access to lawn, as well as a separate single car garage. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the road behind a block paved driveway with mature bushes to side, access is gained to the property via a PVC obscure, double glazed leaded door to:

**ENTRANCE HALL:** 13'8" x 5'2" max x 2'6" min PVC double glazed windows to fore with fitted blinds, built-in storage units, doors to w.c. and lounge, access into kitchen, stairs off to first floor, radiator.

**SUBSTANTIAL LOUNGE:** 23'3" to dining area x 12'8" max x 10'0" min PVC double glazed bow window to fore with fitted blinds, inset living flame gas fire, radiator, door to hall, access to:

**DINING AREA:** 23'3" to lounge x 14'03" max x 9'4" min PVC double glazed patio doors to rear garden with fitted blinds, seating for breakfast bar, access to kitchen and lounge, doors to storage, radiator.

**BREAKFAST KITCHEN:** 12'3" x 9'09" max x 6'6" min PVC double glazed windows to rear with fitted blinds, matching wall and base units with integrated dishwasher and grill with oven below, recess for fridge/freezer, granite style roll top worksurfaces with matching upstand, integrated five ring gas hob and extractor canopy over, inset one and a half stainless steel sink with draining grooves cut-in, breakfast seating area, floor level, under unit lighting, radiator, door to utility and access into hall and dining room.

**UTILITY ROOM:** 5'10" x 5'3" Matching wall and base units with integrated fridge, recesses for washing machine and dryer, roll top worksurfaces with matching upstands, integrated inset, stainless steel bowl sink unit and door to kitchen.

**GUESTS CLOAKROOM/W.C.:** Low level w.c., corner wash hand basin, tiled splashbacks and flooring.

**STAIRS TO LANDING:** Decorative inset skirting lights, doors radiate to four bedrooms and a well appointed family bathroom.

**BEDROOM ONE:** 16'2" x 8'8" max x 6'9" min to wardrobes PVC double glazed window to fore with fitted blinds, fitted wardrobes, radiator, doors to landing and to:

**EN-SUITE SHOWER ROOM:** PVC double glazed obscure window to rear, wall mounted wash hand basin, low level w.c. and corner shower enclosure with glazed door, ladder style radiator, tiled splashbacks and flooring with underfloor heating, door to bedroom one.

**BEDROOM TWO:** 13'10" x 8'3" max x 6'3" min to wardrobe PVC double glazed window to fore with fitted blinds, built-in wardrobes with study desk to side, radiator, door to landing.

**BEDROOM THREE:** 9'4" x 8'4" PVC double glazed window to rear, radiator, door to landing.

**BEDROOM FOUR:** 9'10" x 5'10" max x 4'1" min to wardrobes PVC double glazed window to fore with fitted blinds, fitted wardrobes with study area, radiator, fitted blinds, fitted wardrobes with study area, radiator and doors to landing.

**WELL APPOINTED FAMILY BATHROOM:** PVC double glazed obscure windows to rear, white suite comprising p-shaped bath with curving glazed shower screen to side, floating, pedestal style wash hand basin, low level w.c., ladder style radiator, tiled splashbacks and flooring with under floor heating, door to landing.

**REAR GARDEN:** Decked patio area with access to storage, leading to a paved path with lawned area and mature shrubs and bushes to perimeter, access to rear gate and patio doors to dining room.

**GARAGE:** 16'2" x 8'3" (please check the suitability of this garage for your own vehicle) Being located in a separate block with up and over garage door.





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**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:** C

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

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

**LOCATION:** Set off Hill Village Road  
Hathaway Road, Sutton Coldfield, B75 5HZ

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74   C  | 83   B    |
| 55-68 | 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.