



209 WALSALL ROAD, FOUR OAKS, SUTTON COLDFIELD, B74 4QA

OFFERS AROUND - £890,000

This most attractive, deceptively spacious, thoughtfully designed and much improved, traditional detached family home is a splendid example of refined architecture and luxury living, having been finished to an exacting specification. Located in this prestigious neighbourhood of Four Oaks known for the beautiful Sutton Park, which is set within only a few hundred metres, the area additionally draws extensive buyers due to both the calibre of residences locally, together with well regarded, and sought after schooling.

The exterior of the property exudes timeless charm, style and character, which is enhanced further by it's exceptionally generous rear garden, being of an approximate south westerly elevation. Complemented by gas central heating and double glazing, the property has been enlarged to the rear. Excellent public transport links are available locally including access to the Cross City rail line and bus services, furthermore there is a host of shops, restaurants and coffee shops at both Streetly Village, 'The Crown' and Mere Green.

The ground floor accommodation boasts multiple reception rooms, each designed with a specific purpose, the formal, substantial living room offers a refined space for entertaining guests or everyday family living, set to the rear of which is a generous dining area. Home working is provided by way of a study/den, furthermore the heart of the home is the property's stunning, comprehensively re-fitted breakfast kitchen with deep central island, contemporary units, together with an array of appliances, in turn being open plan to a rear garden/family sitting area. Additionally there is a utility room, guests cloakroom/wc, side store room and garage. A return stairway opens to three double bedrooms, each featuring fitted wardrobes, together with there being an outstanding, spa like family bathroom.

Property is often described as outstanding, deceptively spacious and exceptional, however on this occasion each of these terms are fully justified.

Set back from the roadway behind a deep tarmac multi-vehicular driveway having dwarf wall to fore, access is gained to the property via a composite multi locking door opening to:



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk



WELCOMING RECEPTION HALL: Obscure double glazed window to front, radiator, double and single built-in storage/cloaks cupboard, under stairs storage cupboard with obscure double glazed window to side.

GUESTS CLOAKROOM/WC: Double glazed window to side, renewed suite comprising low flushing wc, vanity wash hand basin with double base unit beneath, radiator.

SPACIOUS THROUGH LOUNGE/DINING ROOM: 30'3" max / 25'4" min x 12'6" max / 7'7" min Double glazed window to front, wide double glazed patio doors to rear, two radiators, double doors to:

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 23'10" x 11' Being open plan to conservatory (35' total length). Double glazed window to side, wide feature central island unit having Blanco sink with drainer, set into sweeping contemporary work surfaces with upstands, in turn having a range of fitted units beneath, there is a further comprehensive range of contemporary units fitted to both base and wall level including drawers and pan drawer units, flush fitting hob with glazed splash back and stainless steel extractor over, elevated oven having side microwave and plate heating drawer, integrated fridge, freezer and dishwasher, fitted wine rack, two space breakfast bar, radiator, being open plan to:

REAR GARDEN ROOM: 11'9" x 9'9" Double glazed windows to side and rear with double glazed double French doors opening to garden, radiator, space for sofa.

STUDY/DEN: 12'2" x 7'4" Pvc double glazed window to front, radiator.

RETURN STAIRS TO LANDING: Leaded light obscure and coloured secondary glazed feature windows to front and side, radiator.

BEDROOM ONE: 12'10" x 12' max / 10'1" min Double glazed window to rear, radiator, two double fitted wardrobes running to full width.

BEDROOM TWO: 17' x 7'9" Double glazed windows to front and rear, radiator, double fitted wardrobe with side dressing table.



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.





BEDROOM THREE: 10'8" max / 9' min x 10'5" Double glazed window to rear, radiator, two double fitted wardrobes with central drawer unit, in turn having dressing recess above with double wall unit over.

SUPERB FAMILY BATHROOM: Obscure double glazed window to side, matching white suite comprising bath having recessed shower, vanity wash hand basin with double base unit beneath, low flushing wc, walk-in shower having glazed splash screen, contemporary tiling to walls and floor with under floor heating, radiator.

SIDE GARAGE: 14'9" x 7'7" max Door to utility room (Please check the suitability of this garage for your own vehicle)

SIDE STORE ROOM/PASSAGEWAY: 23' x 5'10" max / 5' min Composite doors to front and rear, obscure double glazed windows.

OUTSIDE: Timber decking to a wide paved patio area, in turn opening to a substantial lawned rear garden having shrubs and trees, timber fencing and being of an approximate south westerly elevation.



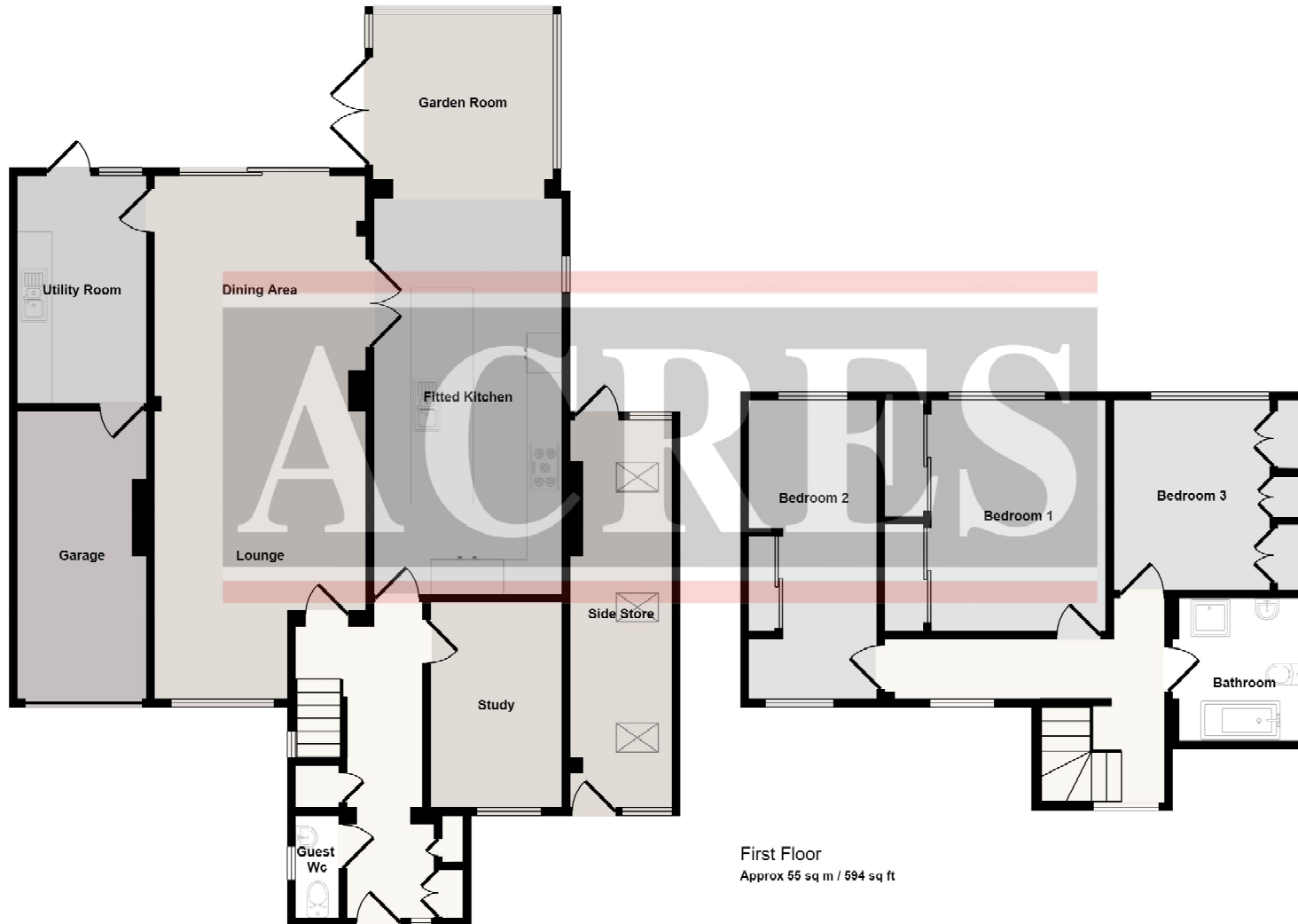
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: F



Approx Gross Internal Area
175 sq m / 1884 sq ft



Ground Floor
Approx 120 sq m / 1290 sq ft

First Floor
Approx 55 sq m / 594 sq ft

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 included.

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.