



21 OAKLANDS ROAD, FOUR OAKS, B74 2TB



## OFFERS OVER - £800,000

Set in a prime, highly regarded, central and sought after location, amidst properties of a similar style and calibre, Oaklands Road is positioned within a short of Four Oaks railway station, thus providing ease of access to Birmingham/Lichfield City centres. Providing the scope for further alteration or potential enlargement (subject to necessary planning permissions), the property is complemented further by its proximity to Mere Green shopping centre, where there is a host of restaurants, cafes and shops. Complemented by gas central heating and double glazing (both where specified), the property additionally has the security of an alarm system.

Briefly comprising enclosed porch opening to a welcoming reception hall having guests cloakroom/wc off, there is an attractive lounge, in turn with double glazed conservatory set to the rear. The property further offers a fitted study/den, dining room with wide feature bay, together with a fitted breakfast kitchen having a range of integrated appliances. A return staircase gives access to the first floor landing, in turn opening to four bedrooms, together with en-suite shower room, family bathroom and a separate wc, each being provided with a white suite. Set to the side you will find a generous, deep double garage with large store/potential gym off and utility room. The property also has a mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind an in & out driveway having shrubs and bushes, access is gained to the property via a glazed door opening to:

**FULLY ENCLOSED PORCH:** Windows to front and side, obscure glazed door to:

**RECEPTION HALL:** Radiator, stairs off.

**GUESTS CLOAKROOM/WC:** Obscure double glazed window to front, low flushing wc, matching vanity wash hand basin with base unit beneath, radiator, tiling to walls and floor.

**ATTRACTIVE LOUNGE:** 17'10" x 12' Double glazed window to front, marble fire surround with hearth and mantle, double and single radiators, double French doors open to:



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**REAR CONSERVATORY:** 12'3" x 10'10" Pvc double glazed windows to side and rear elevations with double glazed French door to garden, door to patio, double radiator, tiled floor.

**STUDY/DEN:** 11' x 6'2" Pvc double glazed window to rear, fitted desk with side base/drawer units, together with a range of shelving, radiator.

**DINING ROOM:** 15' x 14' max / 12'2" min Wide double glazed bay window to front, double radiator.

**FITTED BREAKFAST KITCHEN:** 14'10" max / 11'6" min x 10'4" Pvc double glazed window to rear, single drainer sink unit having double base unit beneath, there is a further range of fitted units to both base and wall level including integrated fridge and dishwasher, work surfaces having tiled splash backs, stainless steel Range style cooker having twin ovens and gas hob, double radiator. Separate pantry having obscure window to rear, shelving and base unit.

**RETURN STAIRS TO LANDING:** Pvc double glazed windows to front and side, radiator, linen cupboard. Retractable ladder gives access to a boarded loft having further storage shelving.

**BEDROOM ONE:** 17'10" max / 16'3" min x 12'1" Double glazed windows to front and rear, four double fitted wardrobes, dressing table with drawer unit.

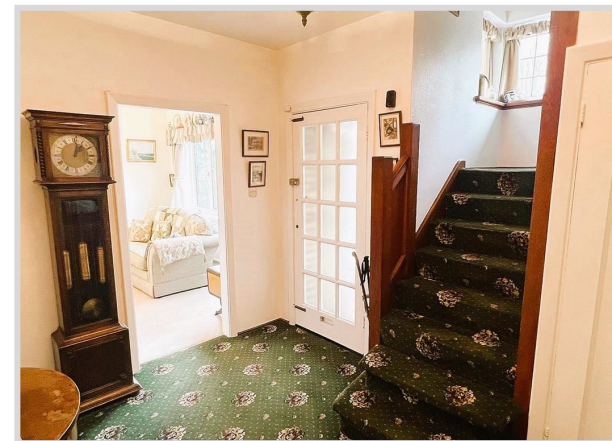
**BEDROOM TWO:** 12' x 11' Pvc double glazed window to front, double radiator, deep built-in storage cupboard/wardrobe.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle with glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiled splash backs.

**BEDROOM THREE:** 10'6" x 9'7" Double glazed window to rear, radiator.

**BEDROOM FOUR:** 9' x 7' Double glazed window to rear, radiator, was hand basin with base unit beneath.

**FAMILY BATHROOM:** Obscure double glazed window to rear, matching white suite comprising bath having shower over and side splash screen, vanity wash hand basin with base unit beneath, tiling to walls and floor, chrome ladder style radiator, airing cupboard.



**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.









**SEPARATE WC:** Double glazed window to front, white low flushing wc.

**SUBSTANTIAL DOUBLE GARAGE:** 35'9" max / 24'9" min x 17'5" max / 8'9" min Pvc double glazed windows to side, pvc double glazed doors to front and rear, remote controlled garage door, sink.

**REAR STORE ROOM/POTENTIAL GYM:** 12' x 9'1" Pvc double glazed window and door to garage, door to:

**UTILITY ROOM:** 9' x 5'9" Pvc double glazed window to side, single drainer sink unit set into rolled edge work top having base unit beneath, recesses for washing machine and dryer.

**OUTSIDE:** Paved patio area to a lawned rear garden, flanked by borders having mature shrubs, bushes and flower beds, rear path and additional seating area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

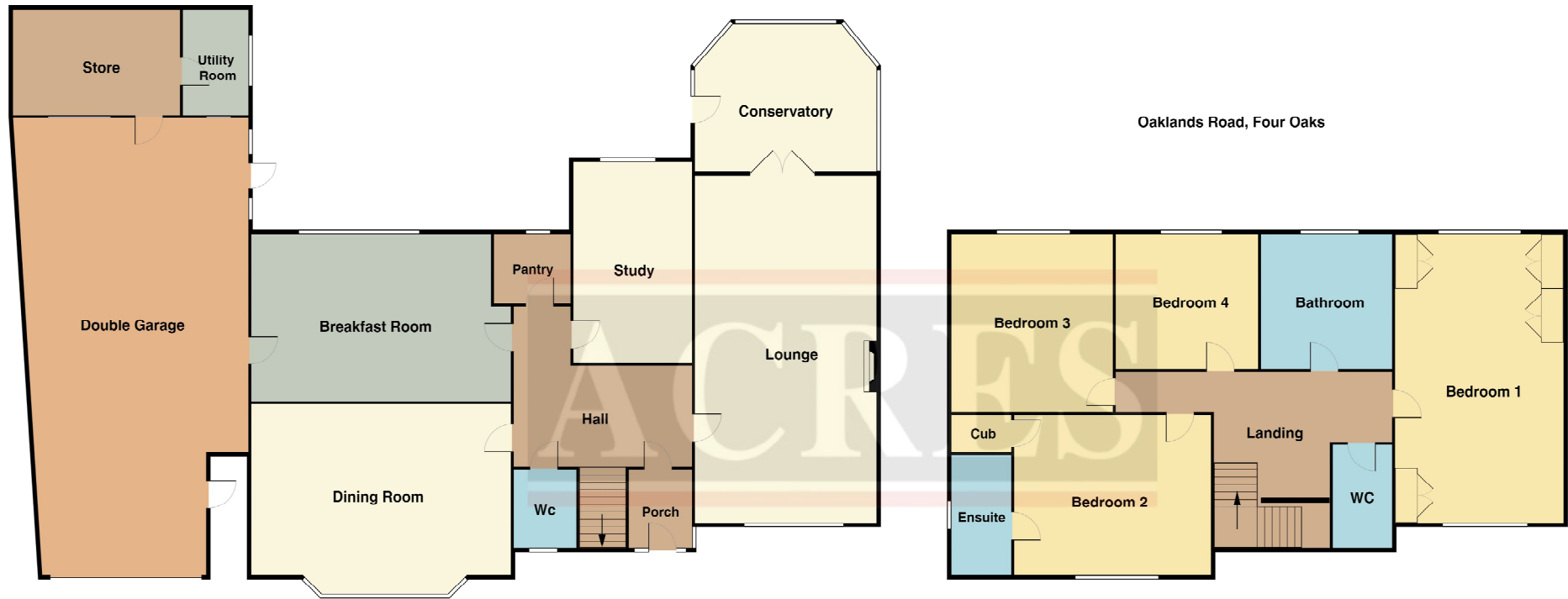


Council Tax Band: G









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.