



17 OAKLANDS ROAD, FOUR OAKS, B74 2TB

ACRES
Collection

17 OAKLANDS ROAD, FOUR OAKS, B74 2TB - OFFERS AROUND £900,000

This most, attractive and imposing, spacious, Streather built, freehold, detached family home, is set in a highly regarded, sought after central location, being just a short stroll from the Cross City rail line at Four Oaks station. Mere Green, with its host of restaurants, shops and other facilities is within only a few hundred metres radius, furthermore Four Oaks offers access to well regarded schooling. Complemented by gas central heating, the property is set upon a generous, mature plot having an extensive rear garden, thus providing the scope for potential enlargement (subject to any necessary planning permissions/building regulations). To fully appreciate the property on offer and further potential, we highly recommend an internal inspection. Briefly comprising welcoming reception hall having guests cloakroom/wc off, there is an attractive through lounge and substantial dining room, both with Minster style stone fireplaces, there is a study/den, together with breakfast kitchen, in turn having utility room off. To the first floor you will find four bedrooms, two having fireplaces, together with a family shower room provided with white suite. The property additionally has a single car garage and two gated side access points.

Set back from the roadway behind a deep fore garden having mature shrubs, bushes, trees and feature rockery, together with providing a multi-vehicular driveway, access is gained to the property via:

CANOPY PORCH: Door opening to:

RECEPTION HALLWAY: Radiator, original plate rails, (we have been informed by the vendors there is original parquet flooring under carpet)

GUESTS CLOAKROOM/WC: Obscure window to rear, white low flushing wc, wash hand basin.

ATTRACTIVE THROUGH LOUNGE: 23'10" max / 18' min x 12' Deep leaded light bay window to front, three double radiators, Minster styled stone fireplace having matching hearth and mantle, together with (we understand from the vendors) an inset Baxi open fire grate, in turn currently having fitted an electric coal effect fire, original, decorative plasterwork to ceiling.

DINING ROOM: 20'9" max / 15' min x 11'10" max / 11'2" min Deep leaded light bay window to front with further window to side, Minster styled stone fireplace having matching hearth and mantle, together with (we understand from the vendors) an inset open central hearth, fitted window seat, fitted bookcase, two radiators.

STUDY/DEN: 7'10" x 7'3" French door to rear, radiator, (we have been informed by the vendor there is original parquet flooring under carpet).

BREAKFAST KITCHEN: 14'6" x 8'10" Leaded light window to side, single drainer sink unit having double base unit beneath, there is a further range of fitted units to both and wall level including drawers, complementary rolled edge work surfaces having tiled splash backs, radiator, space for breakfast table. Walk-in pantry off having obscure leaded light glazed window to side and shelving.

UTILITY ROOM: 7'2" x 7'1" Leaded light window to rear, door to side, space for washing machine, dryer, fridge and freezer, radiator.

TENURE:

We have been informed by the vendors 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:

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FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Lichfield Road

Score	Energy rating	Current	Poten
92+	A		
81-91	B		84
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

RETURN STAIRS TO LANDING: Leaded light windows to front and rear, radiator

BEDROOM ONE: 18' x 12' Leaded light windows to front and rear, two radiators, white wash hand basin, two double fitted wardrobes having storage cupboards above, Minster style stone fireplace having mantle, together with open central hearth.

BEDROOM TWO: 15' x 12' max Leaded light windows to front and side, two single fitted wardrobes, Minster style stone fireplace having mantle, together with open central hearth, plumbing for water supply.

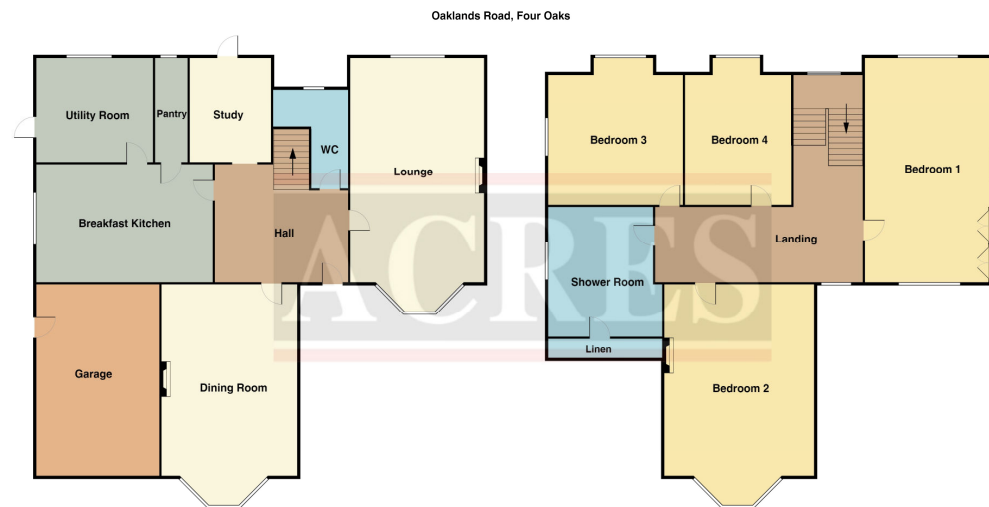
BEDROOM THREE: 11'1" x 10'6" max / 8'10" min Leaded light windows to side and rear, radiator.

BEDROOM FOUR: 10'7" max / 8'9" min x 8' Leaded light window to rear, wash hand basin, radiator.

SHOWER ROOM: Two obscure leaded light windows to side, matching white suite comprising large shower cubicle having glazed splash screen, tiled splash backs, wash hand basin, low flushing wc, chrome ladder style radiator, double radiator. Wide linen cupboard.

GARAGE: 17' x 8'6" Door to side. (Please check the suitability of this garage for your own vehicle)

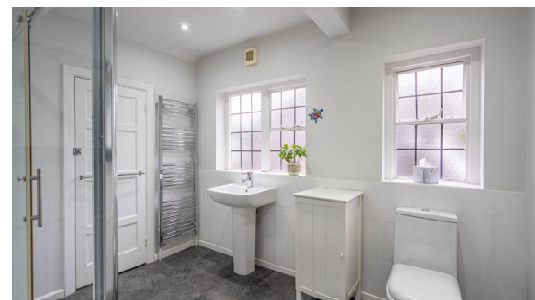
OUTSIDE: Paved patio area with recessed loggia, opens to a substantial, mainly lawned rear garden flanked by borders having a variety of mature shrubs, bushes and trees, feature pond, timber shed.



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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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.