



184 WALSALL ROAD, FOUR OAKS, B74 4RH

## PRICE GUIDE - £850,000



This spacious, improved, freehold, traditional styled three storey, detached family home, offers spacious family accommodation, being thoughtfully designed and well proportioned. Set in a prime, central and sought after location, just a short stroll from Four Oaks Infant & Junior school, the highly regarded Arthur Terry school is also set within an approximate one mile radius. Sutton Park with all its natural beauty is positioned within a few hundred metres, as are a host of shops at 'The Crown'.

Four Oaks, offers excellent public transport facilities including access to the Cross City rail line, furthermore there are a host of restaurants, shops and cafes at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its true proportions and features, we highly recommend an internal inspection.

The property is set on a mature, generous plot having substantial rear garden. The accommodation on offer is entered via a fully enclosed porch, opening to welcoming reception hall having an exposed oak floor, there is a generous rear lounge and dining room, both having bay windows. A fitted breakfast kitchen having a range of integrated appliances, opens to a wide double glazed conservatory. Additionally there is a guests cloakroom/wc and utility room. Access is gained to the first floor via a return stairway, where you will find four bedrooms, the first of which has an en-suite shower room, furthermore there is a family bathroom and separate wc, each provided with white sanitaryware. A further staircase gives access to the second floor landing opening to a further double bedroom and shower room. Finally there are twin garages having electric doors.

Set back from the roadway behind a tarmac multi-vehicular driveway, flanked by shrubs and bushes, access is gained to the accommodation via a pvc double glazed door opening to:

**FULLY ENCLOSED PORCH:** Obscure pvc double glazed door opens to:

**RECEPTION HALL:** Pvc double glazed window to front, radiator, oak flooring, cloaks cupboard having further window.

**SPACIOUS LOUNGE:** 18'6" max / 15'9" min x 12' Tall pvc double glazed bay window with central French door to rear, coal effect living flame gas fire set on a marble hearth having matching recess, fire surround, double radiator.



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**DINING ROOM:** 13'7" max / 12'3" min x 12' Tall pvc double glazed bay window to front, double radiator, coal effect fire set in a marble hearth with matching recess, fire surround.

**FITTED BREAKFAST KITCHEN:** 18' max / 14'9" min x 10'9" Pvc double glazed window to and double French doors to rear, granite work surfaces having inset one and a half bowl sink, there is a range of fitted units to both base and wall level including drawers, elevated integrated Fisher & Paykel twin ovens having side matching stainless steel gas hob with extractor canopy above, co-ordinating four space breakfast bar, recess for fridge/freezer, tiled splash backs and floor.

**CONSERVATORY:** 22'6" x 7'4" Pvc double glazed windows to side and rear elevations with double glazed double French doors to garden, two double radiators, tiled floor.

**LOBBY:** Opening to:

**SEPARATE WC:** Window to side, low flushing white wc, radiator, tiled floor.

**UTILITY ROOM:** 10'8" x 6'4" Fitted wall and base units, rolled edge work surfaces, recess for washing machine, radiator, pvc double glazed roof line together with double glazed door to rear. Door to garage.

**RETURN STAIRS TO LANDING:** Pvc double glazed feature window to front, oak hand rails together with inset radiator.

**BEDROOM TWO:** 12'10" max / 10' min x 12' Pvc double glazed bay window to rear, radiator.

**EN-SUITE SHOWER ROOM:** Matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, chrome ladder style radiator, tiling to walls and floor.

**BEDROOM THREE:** 14'8" max / 12' min x 12' Pvc double glazed bay window to front, radiator.

**BEDROOM FOUR:** 11' x 8' plus recess Pvc double glazed window to rear, radiator, double built-in wardrobe.

**BEDROOM FIVE/OPTIONAL STUDY:** 11' x 8'4" Pvc double glazed windows to side and rear, radiator, vanity wash hand basin with double and single base units beneath.



**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.





**FAMILY BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising 'P'-shaped bath with splash screen and shower, wash hand basin, tall chrome ladder style radiator, tiling to walls and floor, airing cupboard.

**SEPARATE WC:** Pvc double glazed obscure window to side, white low flushing wc.

**RETURN STAIRS TO SECOND FLOOR LANDING:** Double glazed Velux window to side, door opening to a deep, useful storage area or winter/summer wardrobe store.

**BEDROOM ONE:** 14'4" max / 7'10" min x 11'4" max / 9' min Pvc double glazed window to rear with shutters, further double glazed Velux window to front, wide double built-in wardrobe having sliding doors, double radiator, built-in storage cupboard.

**SHOWER ROOM:** Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

**GARAGE ONE:** 15'4" x 8'4" (Please check the suitability of this garage for your own vehicle), electric garage door opening to:

**GARAGE TWO/STORE:** 13'1" x 6'9" (Please check the suitability of this garage for your own vehicle), electric garage door.

**OUTSIDE:** Paved patio area opens to a substantial rear garden having shaped lawn, there is an abundance of mature shrubs and bushes providing privacy. Summerhouse with patio area, set to the rear of the garden you will find a generous decking area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

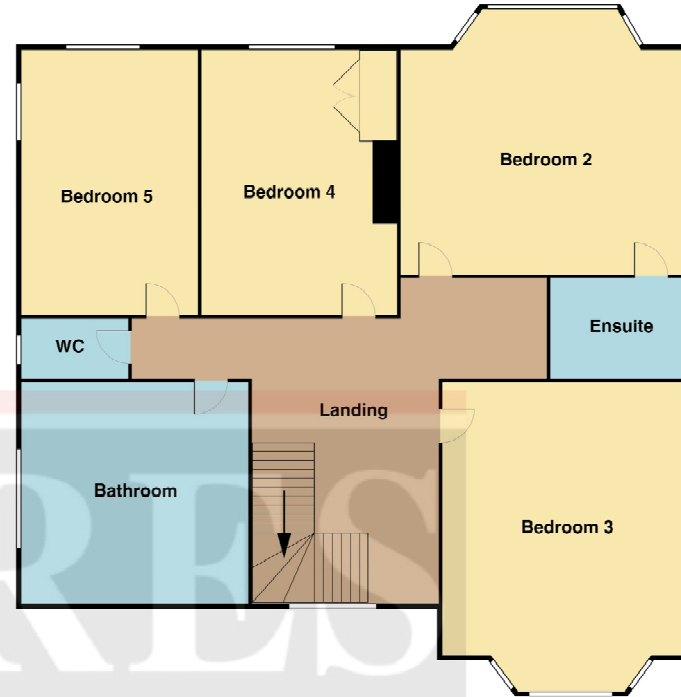


Council Tax Band: F





145 Square Meters  
1560 Square feet



Walsall Road, Four Oaks

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.