

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Five bedrooms
- ◆ Three bedrooms with wardrobes
- ◆ White en-suite shower room
- ◆ Family bathroom with roll top bath
- ◆ Spacious lounge
- ◆ Dining room
- ◆ Conservatory
- ◆ Fitted breakfast kitchen
- ◆ Guests wc & utility room
- ◆ Double garage
- ◆ Attractive, central cul-de-sac location



35 TENNYSON AVENUE, FOUR OAKS, B74 4YG - OFFERS IN EXCESS OF £550,000

Positioned on the edge of open countryside, being just a short stroll away, this spacious, freehold, detached family home is additionally set within a small, centrally located cul-de-sac, being close to a local bus service and the Cross City rail line at Blake Street station. Complemented by gas central heating and pvc double glazing (both where specified), the thoughtfully designed accommodation offers spaciouly proportioned family living space. Briefly comprising enclosed porch, reception hall with guests cloakroom/wc off, there is a generous rear lounge in turn leading to a pvc double glazed conservatory, additionally the ground floor offers dining room, fitted breakfast kitchen and utility room. To the first floor there are five well proportioned bedrooms, three having built-in wardrobes and the master additionally having an en-suite shower room, furthermore there is a family bathroom provided with white suite and having a feature roll top, claw footed bath. The double car garage has an electric door and to the rear is a mature garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular tarmac driveway having side lawn, access is gained to the property via a double glazed door opening to:

FULLY ENCLOSED PORCH: Double glazed door opens to an obscure glazed door into:

RECEPTION HALLWAY: Radiator, wood laminate flooring.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, low flushing wc with matching wash hand basin, tiled splash backs, wood laminate flooring.

REAR LOUNGE: 17'3" max / 13'4" min x 15'1" max / 8'6" min Two pvc double glazed windows to side with central fireplace having tiled hearth and recess, double glazed patio doors open to:

CONSERVATORY: 11' x 9'3" Pvc double glazed windows to side and rear elevations with double glazed patio doors to garden.

DINING ROOM: 11'3" x 8'8" Pvc double glazed window to front, radiator, wood laminate flooring.

BREAKFAST KITCHEN: 16'5" max / 10'8" min x 9'7" max / 4'10" min 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 drawers, integrated fridge, elevated stainless steel oven having separate grill, work surfaces having inset stainless steel gas hob, tiled splash backs, three space fitted breakfast bar, double radiator, tiled floor.

UTILITY ROOM: 5'2" x 4'2" Part pvc double glazed door to side, recesses for washing machine and dryer, work surfaces having tiled splash backs, wood laminate flooring.

STAIRS TO LANDING: Pvc double glazed window to side, radiator, airing cupboard.

BEDROOM ONE: 12'10" max / 11' min x 12' plus door recess Two pvc double glazed windows to front, double radiator, three double fitted wardrobes.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising shower cubicle, wash hand basin, low flushing wc, tiled splash backs, wood laminate flooring, ladder style radiator.

BEDROOM TWO: 10' x 8'6" Pvc double glazed window to rear, radiator, double and single fitted wardrobes.

BEDROOM THREE: 10' max / 8'1" min x 8'9" Pvc double glazed window to rear, radiator, double and single fitted wardrobes.

BEDROOM FOUR: 15'2" max / 6'2" min x 9'6" max / 5'2" min Pvc double glazed window to front, radiator.

BEDROOM FIVE: 10' x 7'6" Pvc double glazed window to rear, radiator, wood laminate flooring.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising roll top, claw footed bath, wash hand basin, low flushing wc, tiled splash backs and floor, ladder style radiator.

DOUBLE CAR GARAGE: 16'3" x 15'1" Electric garage door, part obscure glazed door to rear. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area with outside tap to a lawned rear garden flanked by borders having mature shrubs and bushes, timber fencing.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

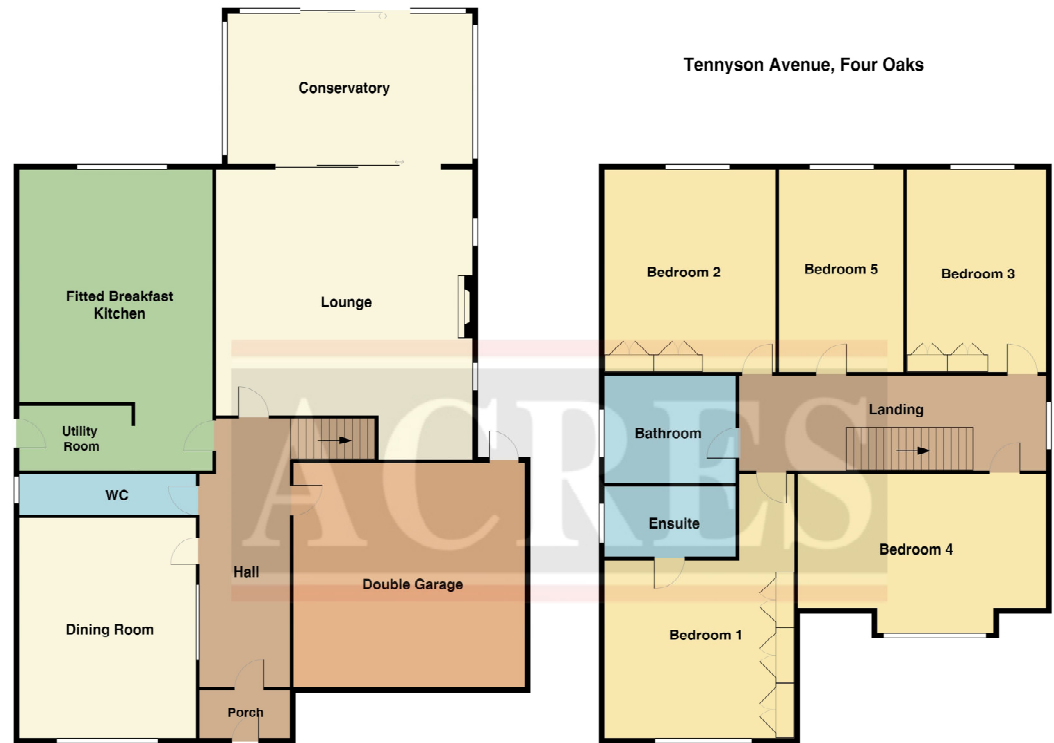
COUNCIL TAX BAND: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Shelley Drive, in turn off Blake Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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.