

**ACRES**  
*Collection*



**200 WALSALL ROAD, FOUR OAKS, B74 4QB**

## OFFERS AROUND - £925,000

This splendid example of an individually designed, executive styled Freehold, detached property is located in a prestigious neighbourhood of Four Oaks, amidst properties of a similar calibre and style. Set upon a mature, generous plot, having an abundance of shrubs, bushes and trees to both the fore and rear, the property enjoys private gardens, and so offers a peaceful retreat.

The exterior of the property exudes charm, style and character, and internally it offers spacious, well designed family accommodation. Much enlarged with further potential, the property is complemented by the provision of gas central heating and pvc double glazing.

Ideally located for Four Oaks infant and junior school, being set just a short stroll away, Sutton Park with all its natural beauty is similarly placed. Furthermore there are a range of shopping facilities available at 'The Crown', with Four Oaks additionally enjoying excellent public transport links including regular bus services and access to the Cross City rail line.

The ground floor boasts multiple reception rooms, which were designed with a specific purpose; the formal lounge offers a refined space for relaxing/entertaining guests and has at its heart a feature Inglenook fireplace. There is a separate dining room, the property additionally features a large 'L'-shaped breakfast kitchen combining family sitting area having space for breakfast table, sofa, as well as a central island unit to the kitchen. Furthermore there is a hobby/play room and guests cloakroom/wc.

A bright and airy landing with further inner hallway off gives access to the property's four main bedrooms, each of which are complemented by fitted wardrobes, with the master having an en-suite shower room. Additionally there is an optional smaller fifth bedroom/home office, as preferred, together with well appointed, refitted family bathroom.

A generous side double garage with additional recess, provides a useful storage area or potential for conversion (subject to any necessary regulations) to provide additional living accommodation. The rear of the property offers a picturesque outdoor space with generous lawn, flanked by a variety of shrubs and bushes, thus providing the ideal setting for outdoor relaxation and entertainment.

In summary a traditional, much enlarged, imposing, detached house set in the heart of Four Oaks, offering a harmonious blend of style, charm and character, all of which to fully appreciate, we highly recommend an internal inspection.



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Set back from the roadway behind a deep in & out tarmac driveway having mature shrubs and bushes, access is gained to the accommodation via:

**FULLY ENCLOSED PORCH:** Windows to front and side, feature oak door with side panel both having glazed insets, opening to:

**WELCOMING RECEPTION HALL:** Two storage double base units, double radiator, exposed oak strip floor.

**IMPOSING, SPACIOUS LOUNGE:** 22'9" max / 19'10" min x 13'10" max / 11' min Pvc double glazed window to front with further pvc double glazed square bay with inset double glazed double French doors to rear, wide Inglenook fireplace having leaded light windows to either side with central basket style open fire having Minster styled stone surround, double radiator.

**DINING ROOM:** 13' max / 11' min x 10'6" Pvc double glazed bay window to front, double radiator.

**SUBSTANTIAL BREAKFAST KITCHEN COMBINING FAMILY ROOM:** 24'9" max / 8'8" min x 21'10" max / 10'6" min

**Breakfast Area:** Fitted seating, space for table, double radiator. Deep storage/pantry cupboard off with pvc double glazed window to rear and shelving.

**Open Plan Sitting Area:** Pvc double glazed window to side with double glazed French doors to rear, space for sofa & coffee table, double radiator, opens to:

**Fitted Kitchen:** Pvc double glazed window to rear, Belfast sink set into sweeping granite work surfaces, there is a range of fitted units to both and wall level including drawers, integrated dishwasher, fridge and freezer, wide stainless steel oven having gas hob above, matching central island unit with base units beneath.

**CLOAKROOM/STORE:** 5'7" x 5'1" Having built-in cupboard off together with separate boiler room.

**GUESTS CLOAKROOM/WC:** White low flushing wc, wall hung wash hand basin, radiator.

**PLAY ROOM/HOBBY ROOM:** 14'6" x 12'2" max / 10'6" min Pvc double glazed window to front, double radiator, fitted shelving, built-in storage cupboard.

**STAIRS TO LANDING:** Pvc double glazed window to front, radiator, linen cupboard.

**BEDROOM ONE:** 17'8" max / 7'4" min x 16'3" max / 9' min Two pvc double glazed windows to front, four double and two single fitted wardrobes, fitted dressing table with drawers, two bedside units, double radiator.



**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.





**EN-SUITE SHOWER ROOM:** Enclosed shower cubicle with glazed splash screens, having matching white vanity wash hand basin with base unit beneath, low flushing wc, tiled splash backs and floor, chrome ladder style radiator.

**INNER HALLWAY:** Three pvc double glazed windows to rear, two radiators, two further built-in storage cupboards.

**BEDROOM TWO:** 18'8" x 14'10" max / 10'6" min Pvc double glazed window to front, radiator, three double fitted wardrobes, fitted dressing table, with a further range of fitted base units.

**BEDROOM THREE:** 13'3" max / 12'4" min x 9' Pvc double glazed window to rear, double fitted wardrobe, double base unit, fitted shelving, double radiator.

**BEDROOM FOUR:** 11' max / 9'10" min x 8'7" Pvc double glazed window to front, three double fitted wardrobes, drawer unit.

**BEDROOM FIVE/OPTIONAL HOME OFFICE:** 9'6" max / 6'9" min x 5'8" max / 2'6" min Two pvc double glazed windows to rear, radiator.

**WELL APPOINTED FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising bath, wash hand basin, low flushing wc, separate shower cubicle having glazed splash screens, tiled splash backs and floor, chrome combination radiator/towel rail.

**SIDE DOUBLE GARAGE:** 22'6" max / 18'4" min x 20' max / 10'6" min Leaded light glazed windows to front and rear with further window and door to rear garden, fitted wall and base units, single drainer sink unit, space for dryer.

**OUTSIDE:** Paved patio area to a delightful, substantial lawned rear garden flanked by borders having an abundance of mature shrubs and bushes, providing a high degree of privacy, timber shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Condition of purchase :** A purchase fee of 1.2% inclusive of VAT, of the selling price, is payable by the purchaser and will be a condition of the sale contract. Upon completion the purchase fee is to be transferred with completion monies to the seller's lawyers. This purchase fee, is to be transferred to the estate agents electronically by the seller's lawyers prior to keys being released.



Council Tax Band: G



Approx Gross Internal Area  
244 sq m / 2631 sq ft



Ground Floor  
Approx 145 sq m / 1582 sq ft



First Floor  
Approx 99 sq m / 1069 sq ft

Denotes head height below 1.5m

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. Items of items such as bathroom suite are representations only and may not look like the real items. Made with Made Snappy 360.

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.