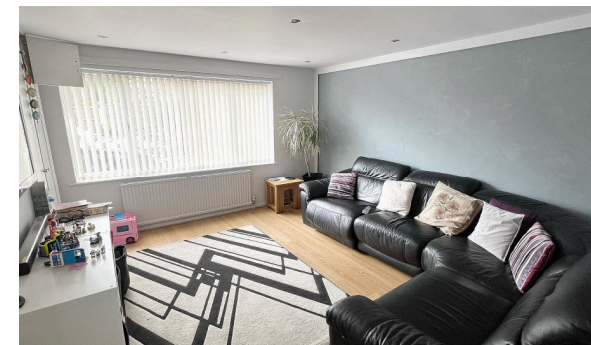


ACRES

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



- ◆ Four/option of five bedrooms
- ◆ En-suite shower room
- ◆ Family bathroom
- ◆ Spacious 'L'-shaped lounge/dining room
- ◆ Fitted breakfast kitchen
- ◆ Ground floor shower room
- ◆ Family/day room
- ◆ Home office/play room
- ◆ Double garage
- ◆ Set in a central, sought after location



167 ROSEMARY HILL ROAD, FOUR OAKS, B74 4HS - OFFERS OVER £800,000

This centrally located, highly deceptive, spacious, freehold, detached, family home, offers well proportioned living accommodation. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, it's true proportions and features, we highly recommend an internal inspection. Set close to public transport links including local bus services and Cross City rail line at Blake Street station, the property is also positioned within short walking distance of open countryside. Briefly comprising fully enclosed porch, reception hall, spacious 'L'-shaped lounge/dining room, family/day room/optional fifth bedroom, play room/home office, fitted breakfast kitchen, ground floor double bedroom with a ground floor shower room combining laundry. To the first floor there are three further bedrooms, an enc-suite shower room and family bathroom. The property additionally has a double garage.

Set back from the roadway behind a block paved, multi-vehicular driveway, a pvc part double glazed door opens to:

FULLY ENCLOSED PORCH: Double glazed windows to front and side, pvc part obscure glazed door opens to:

RECEPTION HALL: Pvc double glazed obscure window to front, radiator with cover, cloaks and storage cupboards.

SPACIOUS LOUNGE/DINING ROOM: 21'10" max / 12'6" min x 16'6" max / 11' min Pvc double glazed window to front, open fireplace/grate set on a slate hearth having timber mantle, double and single radiators, pvc double glazed window and double French doors to rear, wood laminate flooring.

FAMILY/DAY ROOM/POTENTIAL FIFTH BEDROOM: 14' x 12' Pvc double glazed window to front, radiator, double built-in storage cupboard, wood laminate flooring. Providing the potential to be used as an additional bedroom as preferred.

FITTED BREAKFAST KITCHEN: 16'3" max / 8'3" min x 14'9" max / 11'7" min Pvc double glazed windows to rear with central double glazed French doors to garden, single drainer sink unit set into granite work surfaces having upstands, there is a comprehensive range of high gloss white units to both base and wall level including drawers, fitted gas hob with stainless steel extractor canopy over, elevated electric oven with separate grill, in turn with microwave above, recess for American style fridge/freezer, integrated dishwasher, four/five space fitted breakfast bar, built-in storage cupboard/pantry.

INNER HALLWAY: Single and two double fitted base units with rolled edge work surfaces, storage cupboard. Lobby: Pvc part double glazed door to side, radiator.

HOME OFFICE/PLAY ROOM: 16' x 7'8" Pvc double glazed window to side, radiator, wood laminate flooring.

GROUND FLOOR BEDROOM FOUR: 12'2" x 12' Pvc double glazed window to rear, double radiator, wood laminate flooring.

GROUND FLOOR SHOWER ROOM COMBINING LAUNDRY ROOM: Pvc double glazed window to rear, white suite comprising low flushing wc, wash hand basin, shower cubicle, rolled edge work surfaces with space for washing machine, tiled floor.

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

BEDROOM ONE: 16' max / 12'7" min x 11'6" to wardrobes x 8'10" Pvc double glazed window to rear, radiator, single and two double fitted wardrobes, wood laminate flooring.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to rear, white low flushing wc, vanity wash hand basin, enclosed shower cubicle with glazed splash screen, tiling to walls, chrome ladder style radiator.

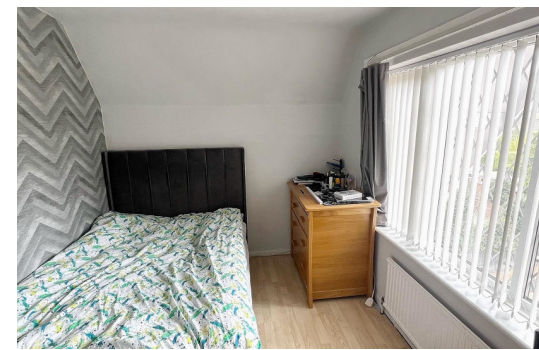
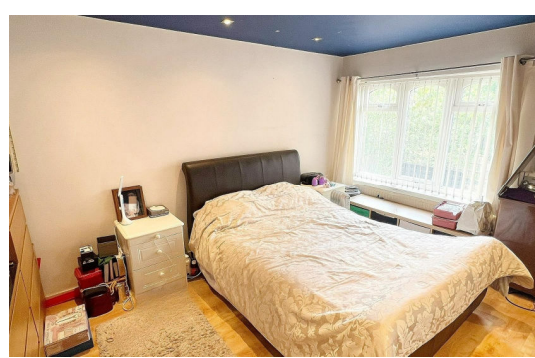
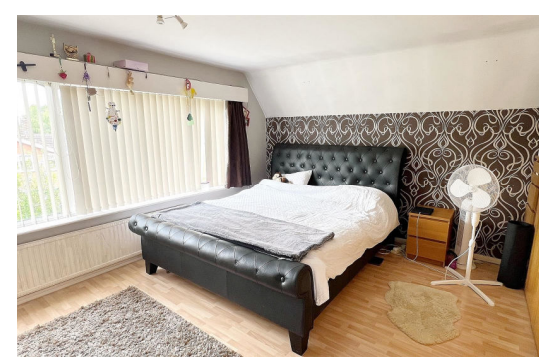
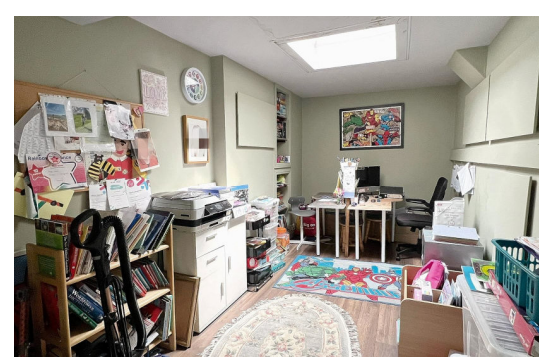
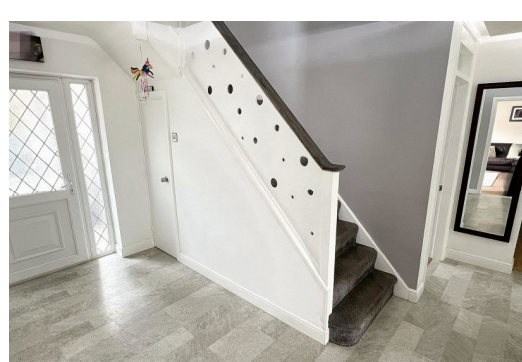
BEDROOM TWO: 13'6" x 12'3" Pvc double glazed window to rear, radiator, wood laminate flooring.

BEDROOM THREE: 12'3" x 8'3" Pvc double glazed window to front, radiator, wood laminate flooring.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising 'swirlpool' bath, vanity wash hand basin with base unit beneath, low flushing wc, enclosed shower cubicle with glazed splash screens, chrome ladder style radiator, tiling to walls and floor.

DOUBLE GARAGE: 17'6" x 16'6" Remote controlled electric garage door, door to garden/rear. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Wide paved patio area with a lawned rear garden having shrubs and bushes, timber fencing.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



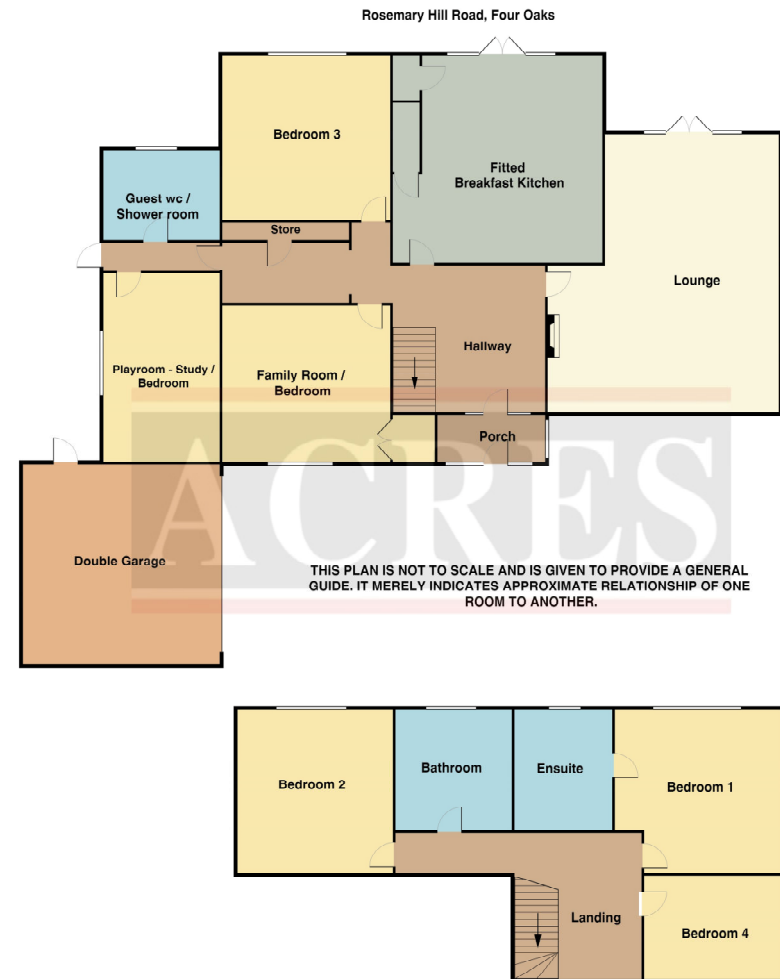
TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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.