

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms
- ◆ Large en-suite shower room
- ◆ Well appointed family bathroom
- ◆ Imposing, spacious lounge
- ◆ Rear snug/garden sitting area
- ◆ Open plan dining room
- ◆ Comprehensively fitted breakfast kitchen with appliances
- ◆ Guests cloakroom/wc
- ◆ Double garage with laundry area
- ◆ Low maintenance, southerly garden



9B WALSALL ROAD, FOUR OAKS, B74 4ND - OFFERS AROUND £720,000

This delightful, substantial, deceptively spacious, much improved and well presented, freehold, detached family home, is set in a prime, central and sought after location, just a short stroll from Sutton Park and is similarly placed for a range of shopping facilities at 'The Crown'. Four Oaks offers excellent public transport links including access to the Cross City rail line, together with highly sought after schooling for all ages and additionally a host of restaurants, shops and cafes can be found at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its true, spacious proportions, together with its many features and improvements, we highly recommend an internal inspection. Briefly comprising wide, enclosed porch, welcoming reception hall, guests cloakroom/wc, generous open plan lounge, rear snug/garden sitting area, open plan dining room, together with a comprehensively fitted breakfast kitchen having a range of integrated appliances. To the first floor there are four bedrooms, each with fitted window shutters, furthermore the master bedroom benefits from fitted wardrobes and a large en-suite shower room. The property has a well appointed family bathroom, double garage and low maintenance, southerly rear garden.

Set back from the roadway behind a multi-vehicular, block paved driveway with side fore garden, access is gained to the accommodation via pvc double glazed double French doors opening to:

WIDE ENCLOSED PORCH: Further pvc double glazed windows to front, tiled floor, part obscure glazed door to:

RECEPTION HALL: Obscure window to front, double radiator, tiled floor.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, white low flushing wc and matching wash hand basin, tiled floor.

SPACIOUS LOUNGE: 19' min x 11'10" Double radiator, log effect electric fire set on a marble hearth having matching recess, fire surround.

OPEN PLAN REAR SNUG/GARDEN SITTING AREA: 11'2" x 7'8" Pvc double glazed windows to side and rear, double radiator.

DINING AREA: 13' x 10' Pvc double glazed windows with central double glazed double French doors to rear, tall contemporary radiator, archway to:

FITTED BREAKFAST KITCHEN: 17'7" max / 12'2" min x 10'10" max / 7'3" min Pvc double glazed window to side, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, together with double base unit beneath, there is a further comprehensive range of fitted units to both base and wall level including drawers, elevated stainless steel oven having separate grill, in turn with microwave above, integrated fridge, freezer and dishwasher, stainless steel gas hob having extractor canopy above, two space peninsular breakfast bar, tall contemporary radiator, tiled floor.

STAIRS TO LANDING: Linen cupboard.

BEDROOM ONE: 13' x 10'9" Pvc double glazed window to rear having fitted shutters, double radiator, three double built-in wardrobes, tallboy drawer unit with four further bedside drawer units.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin having side storage/display ledge, low flushing wc, chrome ladder style radiator, tiled splash backs and floor.

BEDROOM TWO: 10'7" x 10'7" Pvc double glazed window to front having fitted shutters, radiator, built-in cupboard/wardrobe.

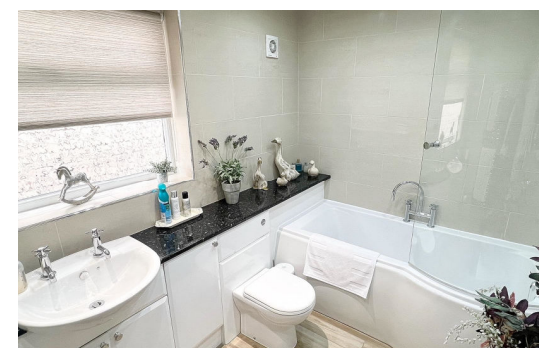
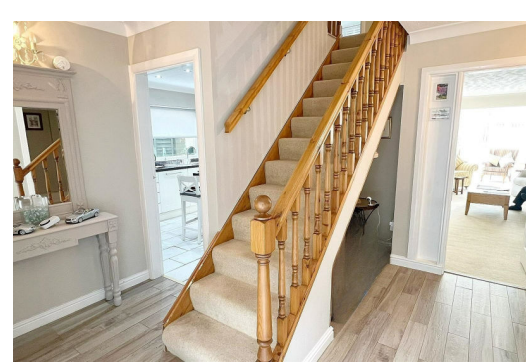
BEDROOM THREE: 10'4" x 9'6" plus door recess Pvc double glazed window to rear with fitted shutters, radiator, built-in cupboard/wardrobe.

BEDROOM FOUR: 8'4" x 8'3" plus door recess Pvc double glazed window to front with fitted shutters, radiator, built-in cupboard/wardrobe.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising 'P'-shaped bath having shower over and glazed splash screen, vanity wash hand basin with side storage/display ledge and double base unit, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

DOUBLE GARAGE: 17'9" x 16' Remote controlled electric garage door, door to rear, sink unit, outside tap, double wall unit, space for dryer and fridge/freezer.

OUTSIDE: Porcelain tiled patio area to a lawned style rear garden having shaped, low maintenance borders, timber fencing and shed, being of an approximate southerly aspect.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



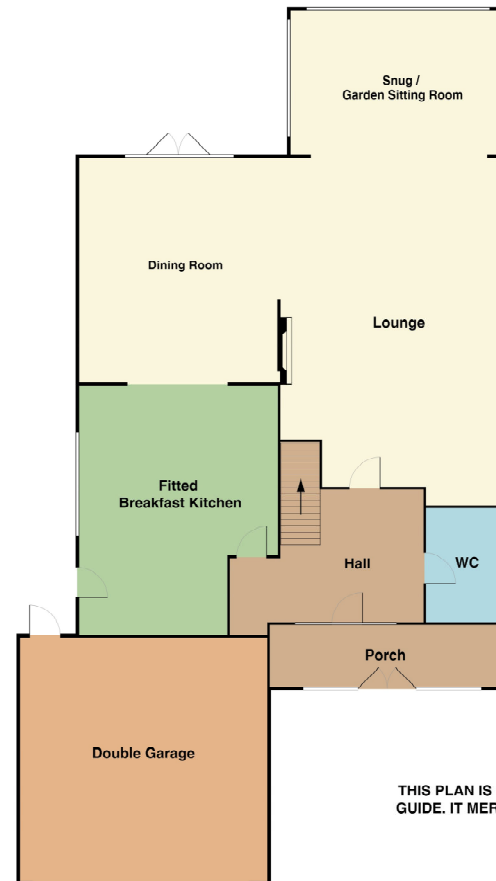
TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

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		82 B
69-80	C	69 C	
55-68	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.