

ACRES

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



- ◆ Three double bedrooms
- ◆ Immaculately presented
- ◆ Attractive lounge with log burner
- ◆ Superb fitted kitchen opening to an impressive dining/family area with full length patio doors and a
- ◆ Guests w.c. and utility room with under floor heating
- ◆ Garage style store
- ◆ Loft space with Velux windows and electric heating
- ◆ Rear garden room/office
- ◆ Cul-de-sac location



20 COBURN DRIVE, FOUR OAKS B75 5NT - OFFERS AROUND £500,000

This much improved and enlarged, immaculately presented, freehold, semi detached family home is set in a centrally located cul-de-sac only a few hundred metres from the heart of Mere Green where there is renewed variety of shops and restaurants to enjoy. The property is similarly placed for the Cross City rail line and offers well regarded schooling close by. Complemented by the provision of gas central heating and PVC double glazing (both where specified), this property has undergone extensive renovation to create this superb family home which has been tastefully decorated throughout. To fully appreciate the property on offer, together with its many improvements, we highly recommend an internal inspection. Briefly comprising, wide reception hallway with cloaks cupboard off and spacious lounge with log burner stove, fitted breakfast kitchen which opens to a delightful dining area and family room with 'Velux' windows and underfloor heating, off the kitchen is a useful utility room and guests w.c., on the first floor there are three double bedrooms together with a well appointed white bathroom suite, off the landing there is a loft that is accessible by ladders, having 'Velux' windows, electric heating and carpet. Externally, the property has a garage style store to front, a generous rear garden with decking area, rear home office/garden room and off road parking.

Set back from the road behind a block paved driveway, the property is accessed via a canopy porch and the property's front door leading to:

WELCOMING RECEPTION HALLWAY: Having wood effect floor, radiator, cloaks cupboard, PVC obscure window to front, stairs off and door to:

ATTRACTIVE LOUNGE: 16'0" x 12'10" max x 9'6" min PVC double glazed sliding patio doors to rear, log burner stove having brick surround, timber mantle and a stone hearth, carpet, radiator, door to:

SUPERB FITTED KITCHEN/ DINING AREA/FAMILY ROOM:

TOTAL MEASUREMENTS: 23'05" x 18'10" max x 7'10" min

SUPERB FITTED KITCHEN: 11'8" x 7'10" Having a composite white double sink with a swan neck chrome tap set into wood effect roll topped worksurfaces complemented by a range of cream wall, base and draw units, stainless steel oven with a six ring gas hob over and a stainless steel extractor above, matching display cabinets, underfloor heating, wood effect floor, tiled splashbacks, integrated fridge and integrated dishwasher, under floor heating, door to utility.

DINING AREA/FAMILY ROOM: 18'10" x 11'0" Having full length and width patio doors to rear, two 'Velux' style windows, wood effect flooring, underfloor heating, space for dining table and chairs and sofa, door to lobby

UTILITY ROOM: 7'10" x 7'6" Having underfloor heating, wood effect flooring, composite white sink with a swan neck tap set into grey square edge worksurfaces with white wall and base units, chrome ladder style radiator, space for washing machine, door to:

GUESTS W.C.: Having low level w.c., wall mounted wash hand basin, feature tiled splashbacks, wood effect flooring, underfloor heating and wall units built-in.

LOBBY: 34'4 x 5'5" max Door to front and door to garden, ideal for storage, bikes etc.

LANDING: Carpet, PVC double glazed window to side, access to loft space with loft ladders, doors radiate off to:

BEDROOM ONE: 13'3" x 9'6" PVC double glazed window to front, radiator, carpet, built-in wardrobe/storage.

BEDROOM TWO: 12'10" x 8'11" PVC double glazed window to rear, radiator, carpet.

BEDROOM THREE: 12'2" x 7'10" PVC double glazed window to front, radiator, carpet,

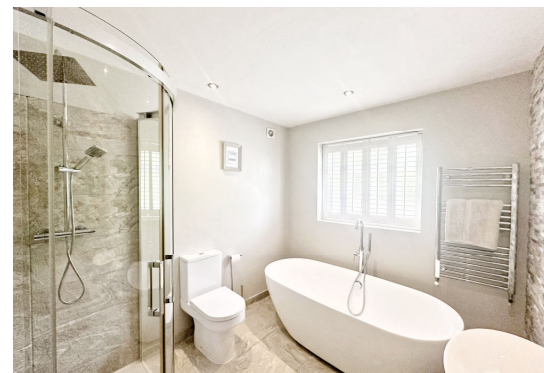
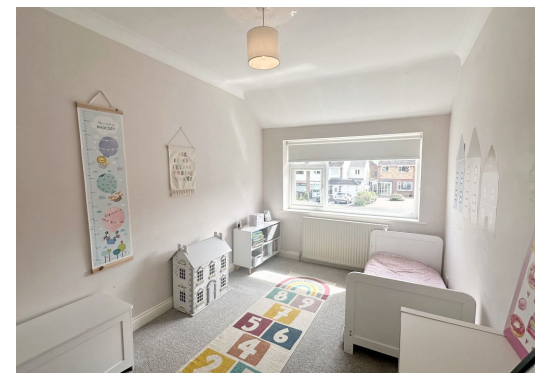
WELL APPOINTED FAMILY BATHROOM: Having PVC double glazed obscure window to rear, matching white suite comprising free standing bath, vanity unit, w.c., separate shower cubicle with glazed splash screen, chrome ladder style radiators, tiled flooring and feature tiled wall and tiled splashbacks, under floor heating.

LOFT SPACE: 20'1" x 10'5" (some restricted head height) 'Velux' style windows, storage in the eaves, wall mounted electric heaters and carpet.

GARAGE STYLE STORE: 8'0" x 8'0" Housing boiler, door to utility and space for freezer, useful storage space

REAR GARDEN ROOM/HOME OFFICE: 14'2" x 11' Pvc double glazed double doors, two pvc double glazed windows to front and side, timber framed, insulated having power, lighting and electric heater.

OUTSIDE: Having patio leading to a lawned area with further rear patio and home office, surrounded by timber fencing.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.)

COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set in a small cul-de-sac off Willmott Road in turn of Slade Road

core	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C		80 C
5-68	D	63 D	
9-54	E		
1-38	F		
-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.