



15 PARKFIELDS, OFF EDGE HILL ROAD, FOUR OAKS, B74 4GA

OFFERS AROUND - £1,250,000



Acres are delighted to offer to the market, this exquisite, substantial, imposing, detached family home, located on a prestigious, gated driveway, off Edge Hill Road, being Parkfields, Four Oaks. The substantial accommodation boasts luxury at every corner, offering ample space for a growing family, as well as of course, a delightful retreat to both relax and of course to enjoy entertaining with company within.

Set just a short stroll from the highly sought after Four Oaks Junior and Infants school, the property is also positioned within only a few hundred metres radius of Sutton Park, with all its natural beauty, and an array of shopping facilities at 'The Crown', furthermore excellent public transport links include access to the Cross City rail line are readily available.

Offering under floor heating throughout and of course, provided with pvc double glazing the property additionally has the security of an alarm system and is set within a gated community amongst properties of a similar style and calibre. The property exudes warmth and comfort, is attractively decorated and finished to an exacting specification.

As you step inside this warm, bright home you are greeted by three generous, reception rooms, including a substantial lounge with feature fireplace, dining room and study, perfect for both relaxation and productivity, along with offering the added convenience of a guests cloakroom/wc. The heart of the property is its superb, comprehensively fitted breakfast kitchen having an array of integrated appliances, in turn being open plan to a family room, which provides a wonderful space for gatherings, and entertaining guests.

To the first floor, you will find five generous bedrooms, the master having fitted wardrobes and an en-suite bathroom, furthermore both bedrooms two and three additionally offer fitted wardrobes and en-suite shower rooms. The property additionally has a family bathroom, each of which are provided with contemporary white suites. The property has a double garage and a landscaped rear garden which provides a tranquil escape from the hustle and bustle of everyday life. This superb family home is a true gem, offering a blend of modern amenities and classic charm. Don't miss this opportunity of making this stunning house your new home in Four Oaks, accordingly an early internal inspection is highly recommended.

Set off Edge Hill Road, the close is entered via an electric gated driveway having intercom/gate release system. The property itself has a twin car block paved driveway, together with side lawn. Access is gained to the property via:



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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RECESSED PORCH: Multi-locking front door opens to:

DEEP RECEPTION HALL: Double glazed obscure window to front, cloaks cupboard.

GUESTS CLOAKROOM/WC: Matching white suite comprising low flushing wc, wall hung wash hand basin, chrome ladder style radiator, tiled splash backs and floor.

SPACIOUS LOUNGE: 19'9" x 16'5" max / 13'2" min Pvc double glazed windows to rear having central double glazed double French doors, living flame gas fire set in a Minster style stone surround having hearth and mantle, wood laminate flooring.

STUDY/DEN: 10'9" x 9' Pvc double glazed window to side, wood laminate flooring.

DINING ROOM: 14'6" x 10'9" Pvc double glazed window to front, wood laminate flooring.

FITTED BREAKFAST KITCHEN COMBINING FAMILY AREA:

21'10" max / 12'6" min x 19'7" max / 11'6" min

Fitted Kitchen: Pvc double glazed window to rear, double bowl sink unit set into sweeping granite work surfaces having upstands and downlights, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated dishwasher, twin fridges and freezers, twin elevated electric ovens, separate microwave, integrated coffee machine, stainless steel gas hob having matching splash back and extractor canopy over, LED floor level lighting.

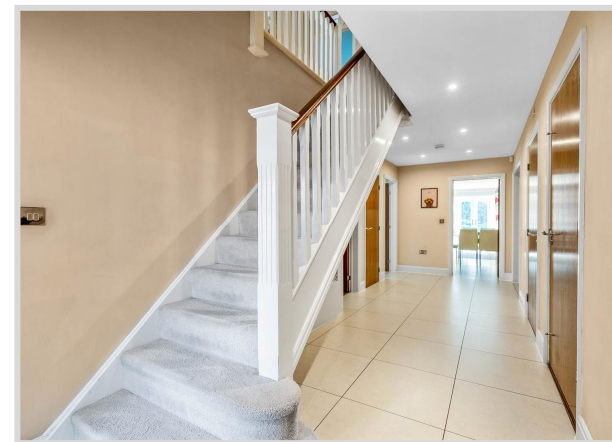
Breakfast Area: Space for table, all being open plan to:

Family Sitting Area: Pvc double glazed window to side with further windows and central double glazed double French doors to rear garden, space for sofa, tiled flooring throughout.

UTILITY ROOM: 8'6" x 6' Pvc double glazed window and door to side, rolled edge work surfaces with double base unit, single drainer sink unit, recesses for washing machine and dryer, tiled floor.

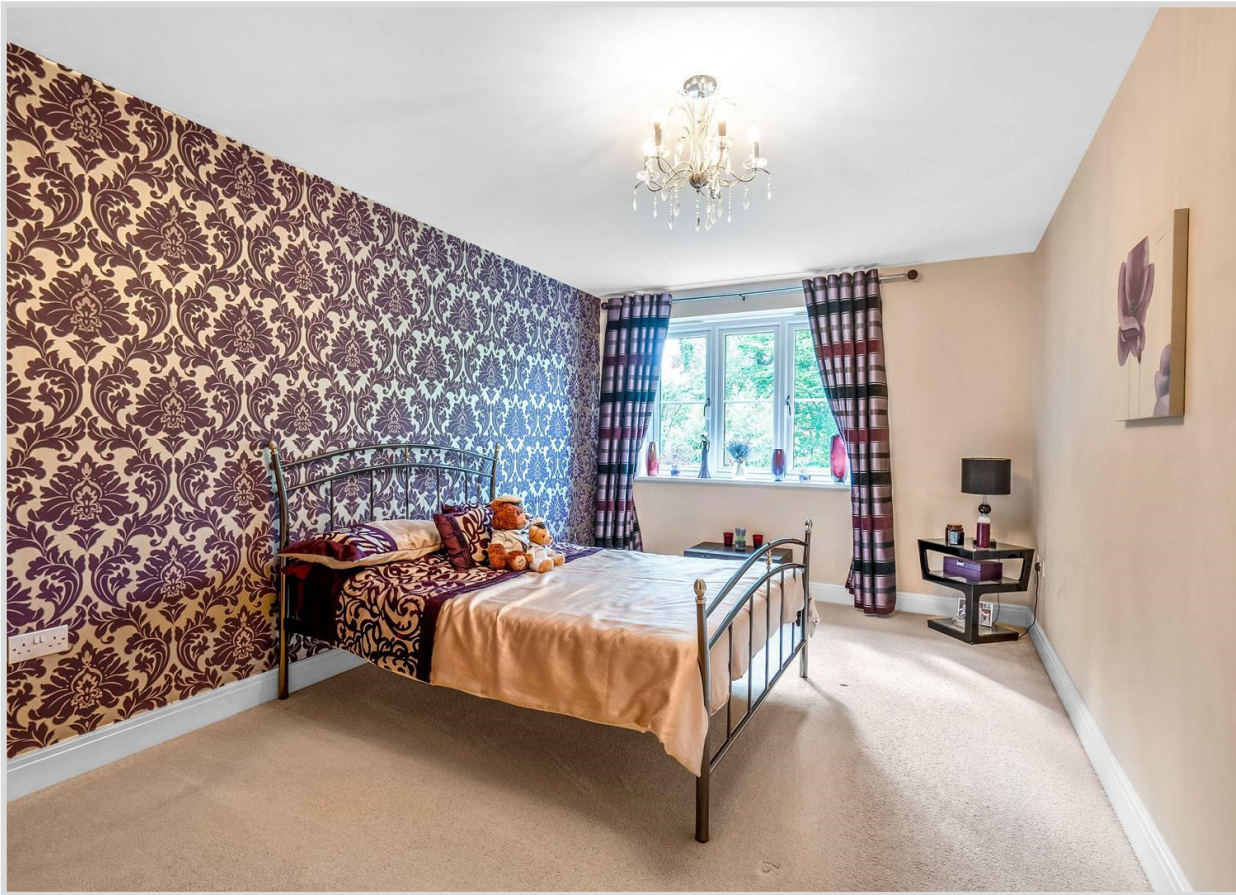
STAIRS TO LANDING: Linen cupboard.

MASTER BEDROOM: 17'3" max / 15'2" min x 14'4" max / 12'2" min Pvc double glazed window to rear, two double built-in wardrobes.



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.





LARGE EN-SUITE BATHROOM: 10' x 9'1" Pvc double glazed obscure window to side, matching white suite comprising bath, his 'n' her wall hung wash hand basins, low flushing wc, enclosed separate shower cubicle, chrome ladder style radiator, tiled splash backs and floor.

BEDROOM TWO: 14' x 12'8" plus deep door recess Pvc double glazed window to front, double built-in wardrobe.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, wall hung wash hand basin, low flushing wc, chrome ladder style radiator, tiled splash backs and floor.

BEDROOM THREE: 17'7" max / 14'6" min x 10'9" Pvc double glazed window to front, double built-in wardrobe.

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

BEDROOM FOUR: 16'5" max / 11' min x 10'3" max / 5'4" min Pvc double glazed window to rear, double built-in wardrobe, wood laminate flooring.

BEDROOM FIVE: 16'7" max / 14'4" min x 10'2" Pvc double glazed window to rear, double built-in wardrobe.

FAMILY BATHROOM: Matching white suite comprising bath, wall hung wash hand basin, low flushing wc, enclosed shower cubicle, tiled splash backs and floor, chrome ladder style radiator.

DOUBLE GARAGE: 21' max / 17'3" min x 16'5" max / 8'2" min Having electric garage door, door to reception hall. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area to a lawed rear garden flanked by borders having shrubs and bushes, timber fencing, mature tree lined aspect to rear.



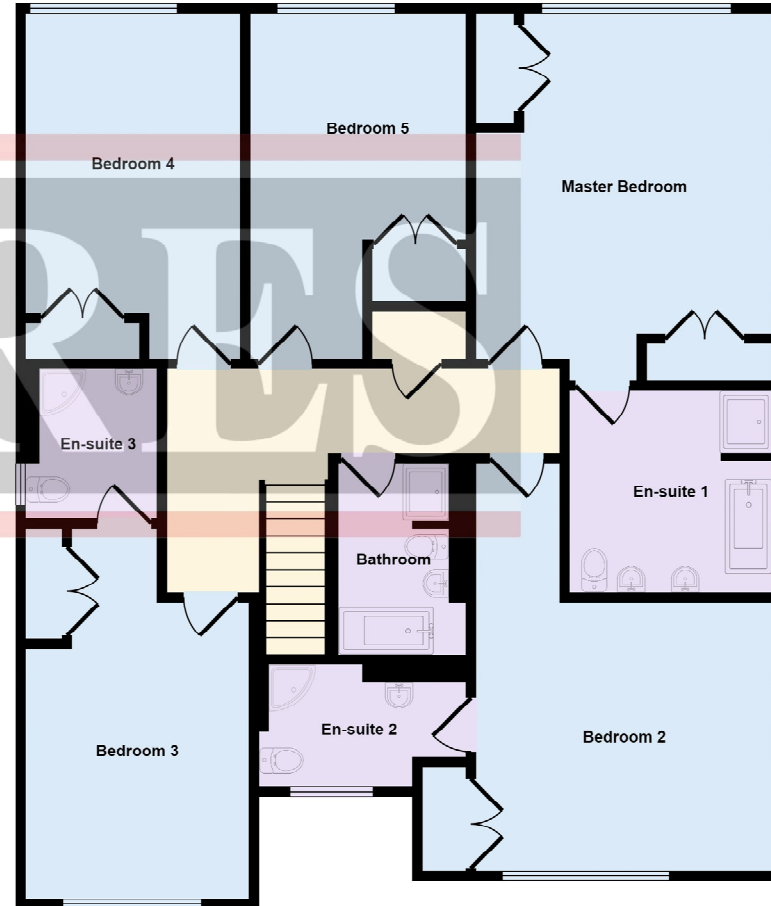


Approx Gross Internal Area
270 sq m / 2907 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 138 sq m / 1487 sq ft



First Floor
Approx 132 sq m / 1420 sq ft

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. Icons of items such as bathroom suites are representations only and

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.