

ACRES

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- ◆ Three double bedrooms
- ◆ Well appointed family bathroom
- ◆ Additional separate wc
- ◆ Attractive lounge with feature fireplace
- ◆ Open plan dining room
- ◆ Rear snug/garden sitting area
- ◆ Comprehensively fitted breakfast kitchen with appliances
- ◆ Guests wc & utility room
- ◆ Twin garages
- ◆ Landscaped rear garden



126 WALSALL ROAD, FOUR OAKS, B74 4RB - OFFERS AROUND £735,000

This most attractive, imposing, traditional, freehold, detached family home has undergone a host of improvements and renovation, to provide attractively decorated, superbly presented accommodation. Complemented by gas central heating and pvc double glazing (both where specified), shopping facilities are available at 'The Crown', furthermore there are a host of additional amenities, restaurants and cafes at Mere Green. Prized, sought after schooling for all ages is available within the area, furthermore Sutton Park with all its natural beauty and delightful walkways, is positioned within only a few hundred metres radius. Briefly comprising enclosed porch, welcoming reception hall, guests cloakroom/wc, most attractive lounge with feature fireplace, open plan dining room having a rear snug/garden sitting area, furthermore there is a comprehensively fitted breakfast kitchen having a range of integrated appliances, in turn with a large utility room off. Three double bedrooms are set to the first floor, together with a large white, family bathroom and additional separate wc. The property has twin garages and a landscaped rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a block paved multi-vehicular driveway, flanked by shrubs and bushes, access is gained to the property via pvc double glazed double doors to:

FULLY ENCLOSED PORCH: Tiled floor, part obscure glazed door to:

RECEPTION HALL: Obscure window to front, radiator, cloaks/storage cupboard, exposed oak flooring.

GUESTS CLOAKROOM/WC: White low flushing wc, matching wash hand basin, tiled splash backs, radiator, wood laminate flooring.

ATTRACTIVE LOUNGE: 15'3" x 11'6" Pvc double glazed square bay window to front with fitted shutters, radiator with cover, focal point gas fire set on a black granite hearth with matching recess and fire surround.

DINING ROOM: 13'2" min x 11'6" Deep decorative fireplace recess, radiator with cover, wide square opening to:

SNUG/GARDEN SITTING AREA: 10'9" x 6'4" Pvc double glazed window and double glazed double French doors to rear, radiator.

FITTED BREAKFAST KITCHEN: 16'9" x 10' Pvc double glazed windows to side and rear, one and a half bowl sink unit with water filter tap, set into sweeping oak work surfaces having concealed down lighters over, there is a comprehensive range of contemporary gloss fitted units to both base and wall level including drawers, integrated fridge/freezer and dishwasher, stainless steel Range style cooker having gas hob and matching extractor canopy over, co-ordinating four space breakfast bar, double radiator, tiled floor.

UTILITY ROOM: 11'4" x 7'8" Pvc double glazed window and door to rear, single drainer sink unit set into rolled edge work surfaces having double base unit beneath, recesses for washing machine, dryer, tiled splash backs and floor, Velux window, double radiator, two built-in storage cupboards.

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

BEDROOM ONE: 15'7" max / 13'7" min x 11'7" max / 9'4" min Pvc double glazed window with fitted shutters to fore, radiator, three double fitted wardrobes with sliding doors, central unit having inset drawer unit.

BEDROOM TWO: 13'3" x 11'6" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 12'2" min x 9'7" Pvc double glazed window to rear, radiator, single and two double fitted wardrobes.

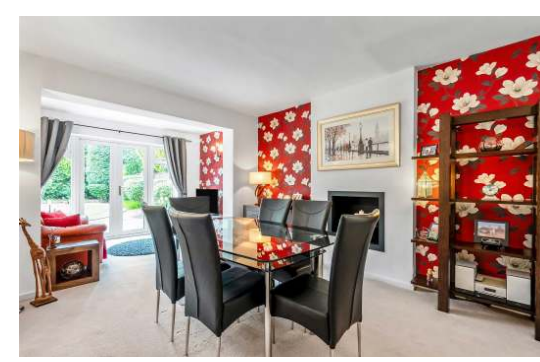
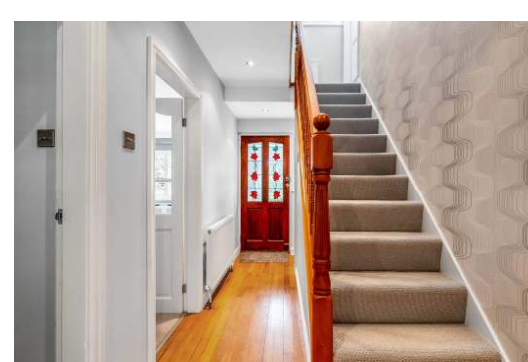
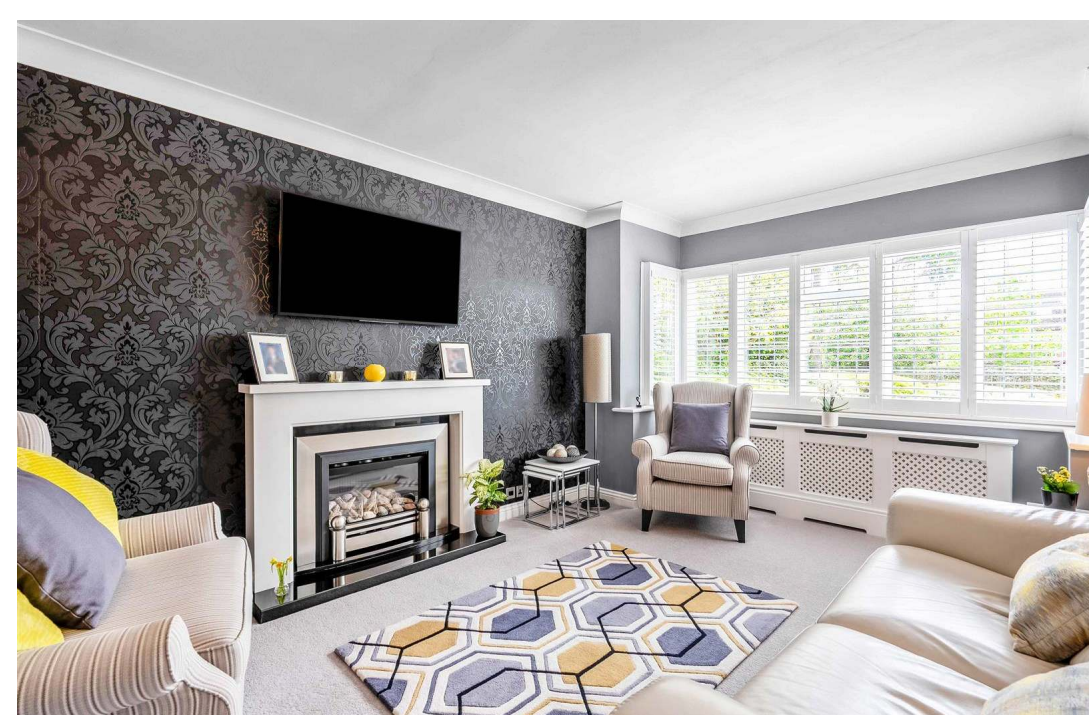
FAMILY BATHROOM: 9'2" x 8' Pvc double glazed obscure window to side, matching white suite comprising bath, wash hand basin, low flushing wc, enclosed separate shower cubicle with glazed splash screens, tiling to walls and floor, ladder style radiator.

ADDITIONAL SEPARATE WC: Pvc double glazed window to front with fitted shutters, white low flushing wc, matching wash hand basin. Radiator, sliding door to airing cupboard

GARAGE ONE: 16'8" x 8'3" Remote controlled electric door, Velux window, door to utility room, opening to:

GARAGE TWO: 14' x 8'1" (Please check the suitability of these garages for your own vehicles)

OUTSIDE: Paved patio area to a mature, outside tap, attractive rear garden having shaped central lawn, patio area together with mature shrubs and bushes, side passage and gated access.



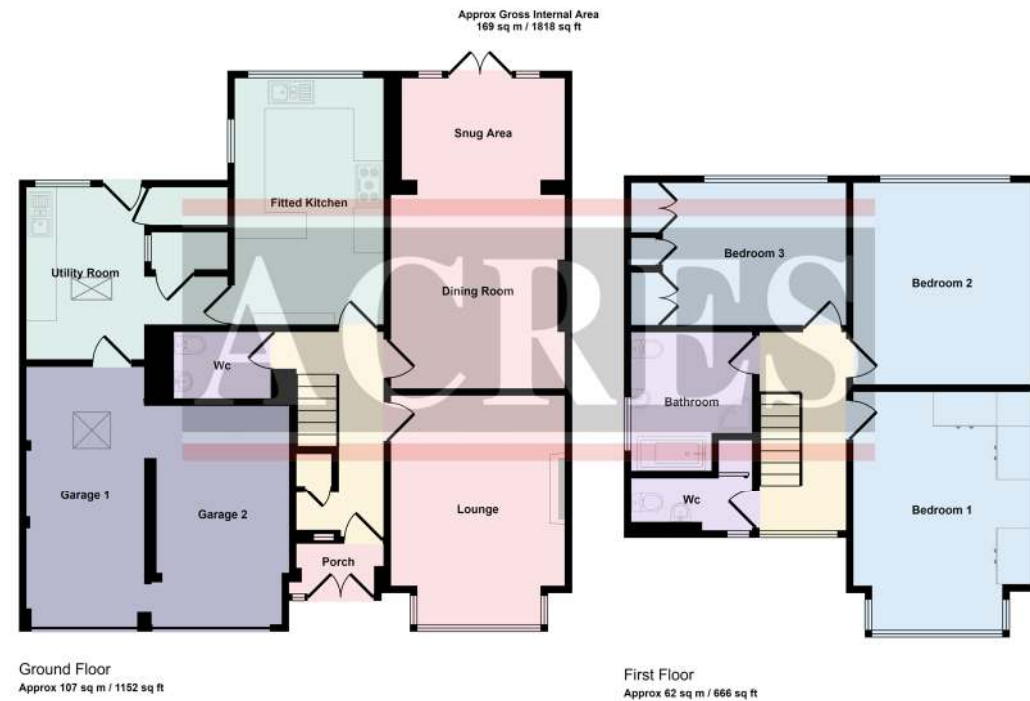
TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

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		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.