

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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www.acres.co.uk



- ◆ Three good bedrooms, each with fitted wardrobes
- ◆ Well appointed feature bathroom
- ◆ Imposing, spacious lounge with stove style fire
- ◆ Open plan dining area
- ◆ Outstanding, comprehensively fitted kitchen with integrated appliances
- ◆ Welcoming reception hall
- ◆ Renewed guests cloakroom/w.c.
- ◆ Side double garage
- ◆ Well stocked, mature rear garden
- ◆ Comprehensively refurbished & attractively decorated



***35 BRADGATE DRIVE, FOUR OAKS B74 4XG - PRICE GUIDE £550,000***

This quite exceptional, superbly presented and outstandingly improved, freehold, detached family home is set in a close, just a short stroll from a picturesque nature reserve which retains and offers outstanding natural beauty. Similarly placed for local shops, the property is also positioned within only a few hundred meters of both the Cross City rail like at Butlers Lane station as well as local bus services. Furthermore, there is highly sought after schooling within the area. Thoughtfully and meticulously improved to an exacting specification, to fully appreciate the property on offer, it's true proportions and many features, we highly recommend an internal inspection. Complemented by gas central heating and PVC double glazing (both where specified) the property additionally has the security of an alarm system. Briefly comprising, fully enclosed porch, welcoming reception hall having guests cloakroom/w.c. off, attractive, spacious lounge with feature stove style fire opening to the property's dining area which in turn is open plan to a comprehensively refitted kitchen having granite worksurfaces and a host of integrated appliances. A bright, airy landing leads to three good bedrooms, each having fitted wardrobes, together with a well appointed family bathroom. Set to the side there is a double garage and to the rear a well stocked garden.

Having a lawned fore garden with multi vehicular block paved driveway, access is gained to the property via double glazed, double doors opening to:

**FULLY ENCLOSED PORCH:** PVC double glazed windows to side, multi locking front door with double glazed inset opens to:

**RECEPTION HALL:** Obscure PVC double glazed window to front, radiator, understairs storage area, Karndean flooring.

**GUESTS CLOAKROOM/W.C.:** PVC double glazed obscure window to side, low flushing white w.c. with matching vanity wash hand basin having base unit beneath, Karndean flooring.

**ATTRACTIVE, SPACIOUS LOUNGE:** 13'10" x 12'8" PVC double glazed bow window to fore, radiator, log effect, living flame stove style gas fire having granite hearth, in turn having tv recess over, Karndean flooring.

**Dining Area:** Pvc double glazed double French doors to rear, double radiator, Karndean flooring, being open plan to:

**FITTED KITCHEN:** 19' (into dining area) x 8'6" Pvc double glazed window to rear, one and a half bowl stainless steel sink unit set into sweeping granite work surfaces with upstands, there is a range of contemporary fitted units to both base and wall level including drawers, integrated dishwasher, fridge, freezer and washing machine, fitted oven having separate grill in turn with gas hob and concealed extractor canopy above, Karndean flooring.

**STAIRS TO LANDING:** Pvc double glazed window to side, linen cupboard.

**BEDROOM ONE:** 12'9" x 9'4" plus door recess Pvc double glazed window to front, radiator, double fitted wardrobe with further wardrobe styled unit having shelving.

**BEDROOM TWO:** 12' max x 10'3" Pvc double glazed window to rear, radiator, two double fitted wardrobes.

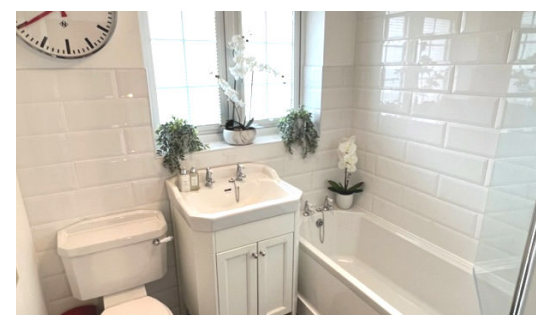
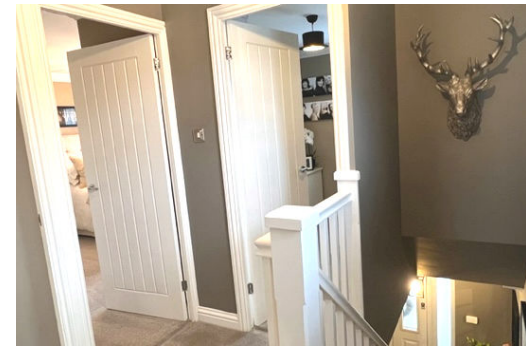
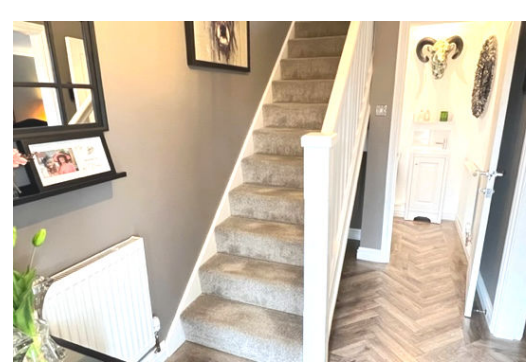
**BEDROOM THREE:** 9'6" max / 6'4" min x 9'8" max / 5'9" min Pvc double glazed window to front, double fitted wardrobe, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching well appointed white suite comprising bath having shower over and side splash screen, vanity wash hand basin with base unit beneath, low flushing wc, period style combination radiator/towel rail, tiled splash backs, Karndean flooring.

**SIDE DOUBLE GARAGE:** 16'5" x 16'4" Remote controlled sectional garage door, pvc half double glazed door to side. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved patio area to a lawned rear garden having an abundance of shrubs and bushes to side and rear together with timber fencing.





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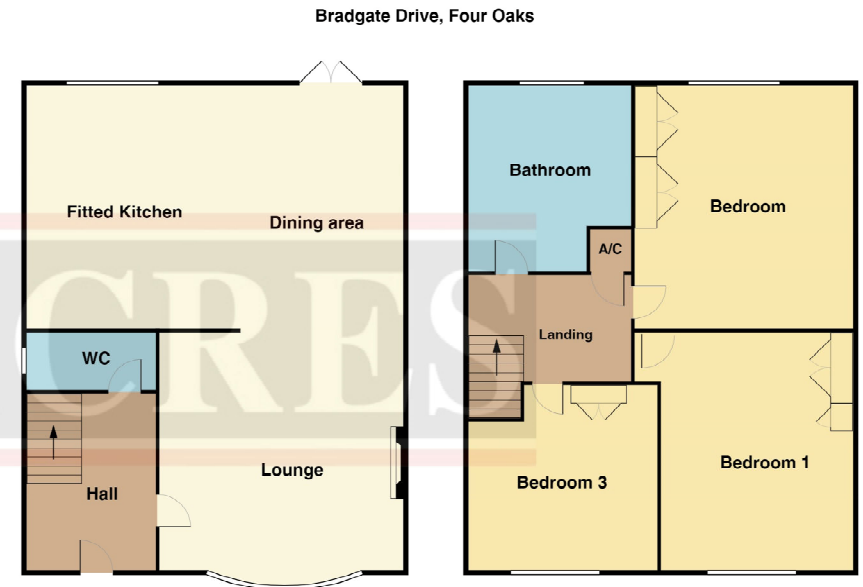
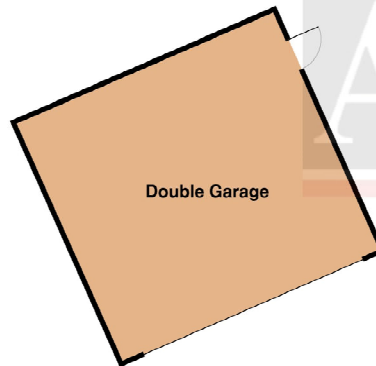
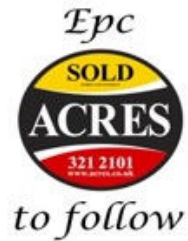
**TENURE:** We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND:** E

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Hill Hook Road



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.