

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Period style semi-detached home
- ◆ Five bedrooms
- ◆ Well appointed family bathroom
- ◆ Lounge & separate dining room
- ◆ Refitted kitchen with cellar
- ◆ Conservatory
- ◆ Front and rear driveways
- ◆ Multi-functional coach house
- ◆ Prime, sought after location



5 WALSALL ROAD, FOUR OAKS, B74 4ND - OFFERS AROUND £800,000

This delightful, substantial, three storey, period semi-detached family home, is set on an attractive, mature, southerly facing plot overlooking the delight of Sutton Park with all its natural beauty to the rear. Ideally located for an extensive range of amenities, within short walking distance you will find an array of shops, restaurants, well regarded schooling for all ages together with excellent public transport links including the cross city rail line. Complemented by gas central heating and double glazing (both where specified), this generous family home briefly comprises: welcoming reception hallway, guests cloakroom/wc, attractive substantial lounge and separate dining room, both having feature fireplaces, a fitted breakfast kitchen with a small cellar off and conservatory to the rear overlooking a delightful garden. To the first floor there are three good bedrooms, and family bathroom, having separate wc. To the second floor there are two further bedrooms with additional storage space to eaves. To the rear of the property there is a lawned rear garden having additional driveway and coach house having versatile usage, which could be utilised as garaging, a home office, den or useful storage space. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway, there is a mature hedge and a multi-vehicular driveway having block paved edging, and mature laurel hedges, the driveway leading to:

RECEPTION HALL: 13'10" x 9'7" max / 6'2" min Feature stained glass door, two stained glass windows with secondary glazing, original Minton tiled flooring, radiator with cover, further double glazed window to side with fitted shutters.

GUEST WC: Obscure double glazed window, low level wc, wall hung sink unit, tiled splash backs, wood effect flooring.

LOUNGE: 16' x 14'9" Double glazed box window to front, gas coal effect cast iron fireplace set within a period slate surround, having side tiled relief, radiator with cover.

DINING ROOM: 14' x 12'4" Double glazed windows to rear and side having fitted shutters, feature Adams style fireplace with pewter arch inset, tiled hearth and original marble surround, radiator.

FITTED KITCHEN: 13'9" x 9'11" Pvc double glazed window to rear, there is a range of matching units fitted to both base and wall level, stainless steel sink unit inset to rolled edge work surfaces, Range style cooker with extractor canopy over, tiled splash backs, integrated dishwasher, space for fridge/freezer, modern vertical radiator, door to:

CELLAR: 9'10" x 6'1" Having cold shelf storage.

CONSERVATORY: 16'6" x 10'8" Pvc double glazed windows to each elevation and French doors to rear, stainless steel sink unit with storage cupboard, wood effect flooring, plumbing for washing machine.

STAIRS TO LANDING: Large open landing with feature high level ceilings, radiator.

BEDROOM ONE: 17'1" x 11'10" Double glazed window to front, traditional fireplace with tiled hearth and feature surround, radiator.

BEDROOM TWO / OPTIONAL HOME OFFICE : 15'3" x 8'6" Double glazed window to side, built-in book shelving, radiator.

BEDROOM THREE: 13'11" x 12'6" Double glazed sash window to side, two built-in wardrobes, radiator.

BATHROOM: 9'11" x 7' Inner walkway leading to bathroom, double glazed windows to side and rear, matching white suite comprising bath with mixer shower tap, additional separate shower cubical with glazed splash screen, part tiled walls, radiator, wood effect tiled floor.

SEPARATE WC: 6'4" max / 4'4" min Obscure double glazed window to rear, low level wc, bidet, sink unit with splash backs, large airing cupboard, wood effect tiled floor.

STAIRS TO SECOND FLOOR: Double glazed Velux skylight, large airing cupboard.

BEDROOM FOUR: 16'1" x 9'9" Double glazed window to side with built-in shelving, radiator.

BEDROOM FIVE: 15'4" x 10'2" Double glazed window to side, two built-in wardrobes, storage/display shelving, radiator.

OUTSIDE: Shaped lawned rear and side gardens flanked by borders having shrubs and bushes, being enclosed by timber fencing and walls to side and rear. Delightful original Victorian cobbled courtyard / patio area. Rear block paved parking area having dropped curb, accessed from Streetly Lane, and side vegetable / fruit garden. The garden is of an approximate southerly aspect, access to:

COACH HOUSE: 13'10" x 11'10" and 13'10" x 13'6" This partially restored period building, currently used for storage, comprises two separate ground floor rooms both with glazed windows and double doors opening outwards. Above there is boarded roof space (originally the hayloft) with arched end window. The Coach House has a water and electricity supply and is ideal for a variety of purposes. The present owner has obtained written confirmation from Birmingham City Council that a change of use to studio / home office / hobby room will not require formal planning permission.



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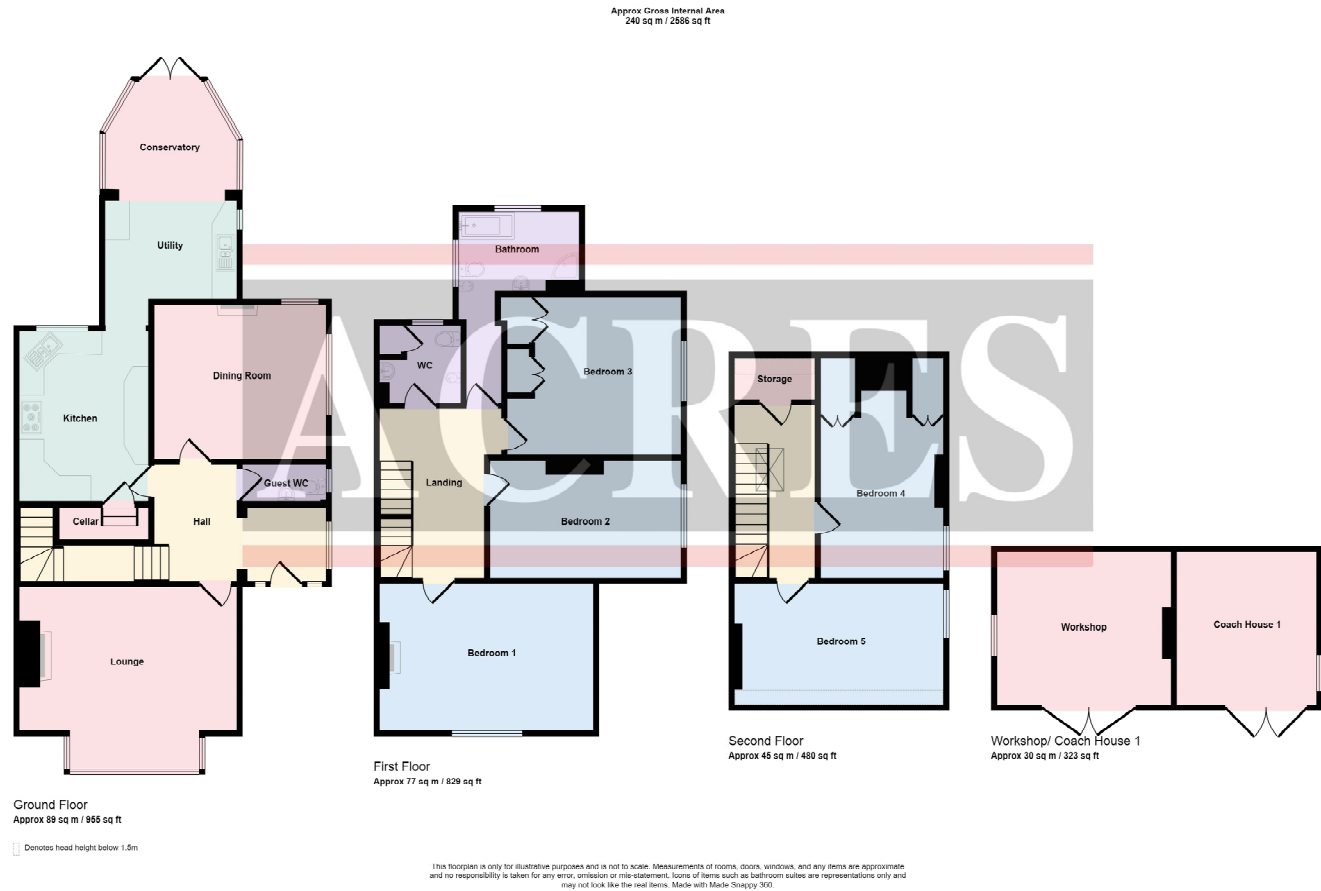
TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

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		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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.