

# ACRES

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

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www.acres.co.uk



- ◆ Four good bedrooms
- ◆ Bathrooms to ground & first floors
- ◆ Attractive lounge with inglenook fireplace
- ◆ Dining room
- ◆ Substantial rear garden room
- ◆ Ground floor bedroom four/optional snug
- ◆ Fitted kitchen with breakfast area
- ◆ Double garage combining laundry room
- ◆ Delightful, mature rear garden



***12 CHARTWELL DRIVE, FOUR OAKS B74 4NT - PRICE GUIDE £775,000***

This deceptively spacious, much improved and well presented, freehold, detached family home, is set in a prime, well regarded and sought after cul-de-sac. Complemented by gas central heating and PVC double glazing both where specified), the property additionally has the security of an alarm system. Positioned within only a few hundred metres of Sutton Park, with all its natural beauty and an array of shops at 'The Crown' as well as being served in the area by well regarded public transport links including access to the Cross City rail line. The property also has sought after schooling close by. To appreciate fully, the property on offer, its true proportions, many features and charm, we highly recommend an internal inspection. Briefly comprising, enclosed porch, large reception hall, attractive lounge with wide inglenook fireplace, dining room, substantial rear garden room with wide roof lantern, fitted kitchen with breakfast area, additional optional snug/ground floor bedroom, additionally there is a well appointed bathroom providing guests cloakroom facilities. To the first floor there are three generous bedrooms together with a further white, family bathroom. The property has a large garage combining laundry area and well stocked private rear garden.

Set back from the roadway behind a multi vehicular block paved driveway, access is gained to the property via a PVC double glazed door opening to:

**FULLY ENCLOSED PORCH:** PVC double glazed window to side, further double glazed door opens to:

**WELCOMING RECEPTION HALL:** Two double radiators, storage/cloaks cupboard.

**SPACIOUS LOUNGE:** 17'0" x 14'3" max x 11'6" min PVC double glazed window to rear, wide inglenook fireplace with beam over having central coal effect, living flame gas fire with two leaded light, obscure glazed windows to side, double radiator, covered housing fitted 'bar' with shelving and fridge, double doors open to:

**DINING ROOM:** 13'0" x 9'0" PVC double glazed double French doors to rear, double radiator, oak flooring.

**LARGE GARDEN/DAY ROOM:** 21'3" x 12'5" PVC double glazed windows to side and rear elevations with double glazed, double French doors to garden, wide double glazed feature roof lantern, double radiator, underfloor heating.

**BREAKFAST KITCHEN:** 15'9" max x 12'0" min x 8'10 max x 5'7" min PVC double glazed window to rear, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks, a range of fitted units to base and wall level, including drawers, 'Rangemaster' range style cooker having twin ovens, multi ring gas hob and matching extractor canopy above, recesses for dishwasher and fridge freezer, three space breakfast bar, double radiator, double glazed window and door to:

**SIDE PASSAGEWAY:** Half PVC double glazed doors to front and rear, tiled floor.

**SNUG/BEDROOM FOUR:** 12'0" x 12'0" PVC double glazed bow window to front, double radiator, double built-in wardrobe, marble hearth and recess, fire surround.

**GROUND FLOOR BATHROOM:** PVC double glazed obscure window to side, matching white suite comprising bath, large shower cubicle, his and hers vanity wash hand basins having base units beneath and central storage/display ledge, low flushing w.c., chrome ladder style radiator, tiled splashbacks and floor, radiator, airing cupboard. Linen cupboard.

**RETURN STAIRS TO LANDING:** PVC double glazed window to side with fitted shutters, feature oak and glass staircase with balustrades.

**BEDROOM ONE:** 13'0" max x 11'1" min x 12'6" PVC double glazed window to rear with fitted shutters, double radiator, double fitted wardrobe. Walk-in wardrobe/store having clothes hanging rails and access to eaves.

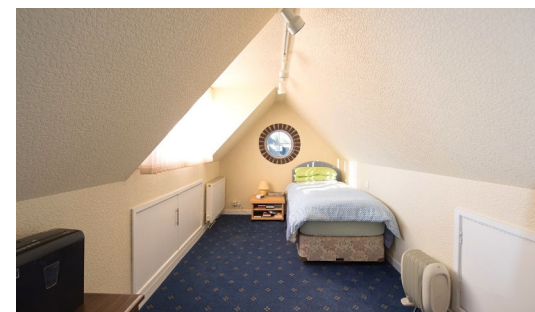
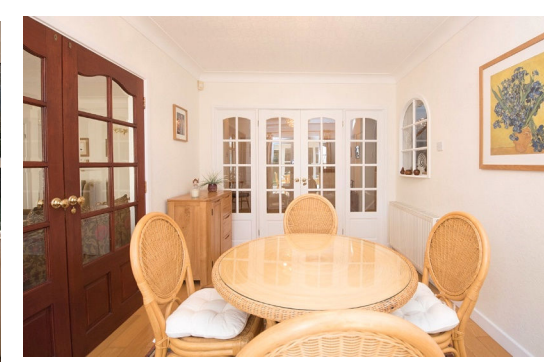
**BEDROOM TWO:** 15'6" x 11'10" max x 10'0" min PVC double glazed window to front, single and two double fitted wardrobes, side drawer unit, double base unit, there is a further range of units/drawers, double radiator.

**BEDROOM THREE:** 25'8" x 7'9" max x 5'3" min PVC double glazed windows to sides with further porthole window to front, two double radiators, fitted desk unit/dressing table with drawers, access to eaves.

**FIRST FLOOR BATHROOM:** PVC double glazed obscure window to side, matching white suite comprising bath, wash hand basin, low flushing w.c., double radiator, tiling to walls.

**DOUBLE GARAGE COMBINING LAUNDRY AREA:** 17'9" max x 14'7" min x 15'6" max x 8'2" min Door and PVC double glazed window to side, plumbing for washing machine having rolled edge worktop above, fitted base unit, space for fridge freezer and dryer, remote controlled garage door, two built-in storage cupboards.

**OUTSIDE:** Patio area to a lawned rear garden flanked by shaped borders having mature shrubs and bushes, timber fencing, summer house, timber shed.



**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.)

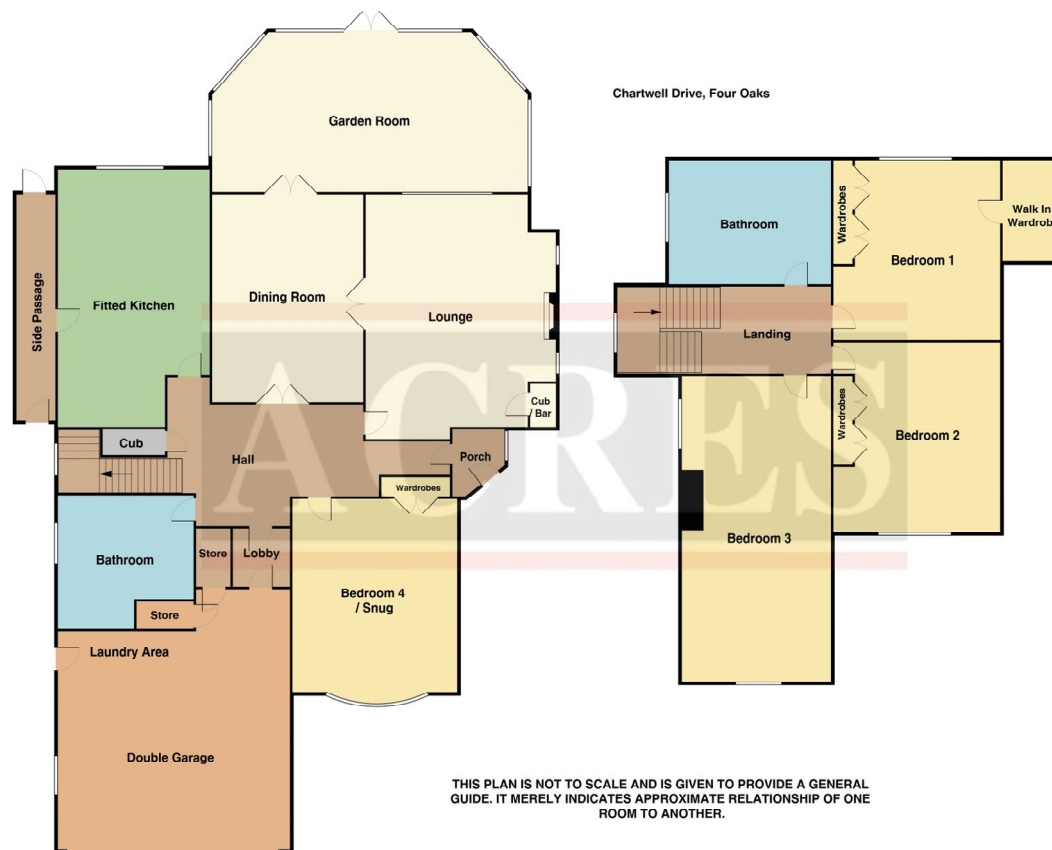
**COUNCIL TAX BAND:** G

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

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

**LOCATION:** Set off Walsall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	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.

