

# ACRES

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

☎ 0121 323 3088



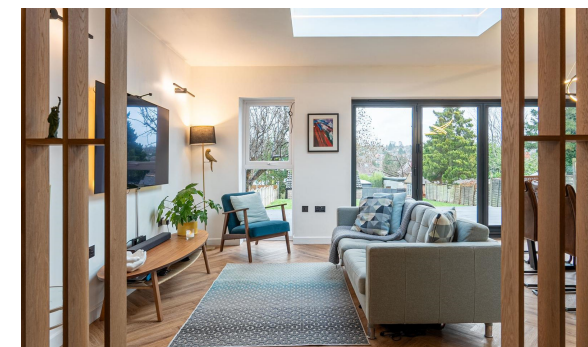
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www.acres.co.uk



- ◆ Three good bedrooms
- ◆ Well appointed family bathroom with fitted dressing room off
- ◆ Additional ground floor shower room
- ◆ Substantial open plan lounge incorporating:
- ◆ Dining/breakfast area opening to:
- ◆ Comprehensively refitted breakfast kitchen having central island
- ◆ Utility room
- ◆ Additional snug/den
- ◆ Rear multi purpose room/potential gym/home office



***17 HARCOURT DRIVE, FOUR OAKS, B74 4LJ - OFFERS OVER £450,000***

This quite exceptional, freehold, semi-detached family home, is set in a prime, central and sought after location, being just a short stroll from well regarded schooling for all ages. Finished to an exacting specification and attractively decorated throughout, the property offers contemporary living with features and style accordingly, including oak doors, Smart Home technology and remotely operated lighting. Complemented by gas central heating and PVC double glazing (both where specified), the property is enhanced further by a substantial rear extension and briefly comprises, fully enclosed porch, welcoming reception hall, full width open plan rear lounge opening to dining area in turn opening to a comprehensively fitted breakfast kitchen having central island unit and a range of integrated appliances. Additionally there is a snug/den together utility room. There are two double bedrooms set to the ground floor together with a well appointed shower room, in turn having a further double bedroom and well appointed, substantial family bathroom to the first floor, opening a dressing room/home office. The rear garden offers a large decking area together with a potential multi purpose garden room being currently used as a gym providing storage area or subject to any necessary permissions offering the potential to be converted to home office, all of which to fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular block paved driveway with raised flower beds and external electric car charging point, access is gained to the property via a double glazed door opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to front feature wood styled flooring, corner display unit.

**OPEN PLAN LOUNGE TO DINING AREA/COMPREHENSIVELY FITTED KITCHEN** 27'8" x 13'7" max x 13'0" min

**LOUNGE AREA:** PVC double glazed window to rear, wide double glazed roof lantern with inset LED lighting.

**DINING AREA:** Wide, bifold double glazed doors to rear, space for table opening to:

**COMPREHENSIVELY FITTED BREAKFAST KITCHEN:** PVC double glazed window to rear, sink unit set into sweeping marble styled worksurfaces with co-ordinating splashbacks, there is a comprehensive range of contemporary fitted units to both base and wall level, including drawers, integrated full height fridge and freezer, dishwasher, large corner larder style unit, wide feature island having flush fitting induction hob with inset extractor and further base units beneath also providing a three/four space breakfast bar having wide, double glazed roof lantern over with inset, LED lighting, underfloor heating wood style flooring throughout.

**SNUG/DEN:** 11'6" x 6'2" Set off the lounge, having underfloor heating wood style flooring.

**UTILITY ROOM:** Part double glazed door to side having a range of fitted units co-ordinating to kitchen, together with worksurface, recess for washing machine ,radiator.

**BEDROOM TWO:** 12'2" x 11'7" max x 10'5" min PVC double glazed window to front, contemporary radiator.

**BEDROOM THREE:** 13'0" max x 11'2" min x 10'0" PVC double glazed window to front, contemporary radiator.

**WELL APPOINTED SHOWER ROOM:** PVC double glazed, obscure window to side, matching white suite comprising large shower cubicle, glazed splashscreen, wall hung wash hand basin with base unit beneath, low flushing w.c., contemporary radiator, wood laminate flooring.

**STAIRS TO LANDING:**

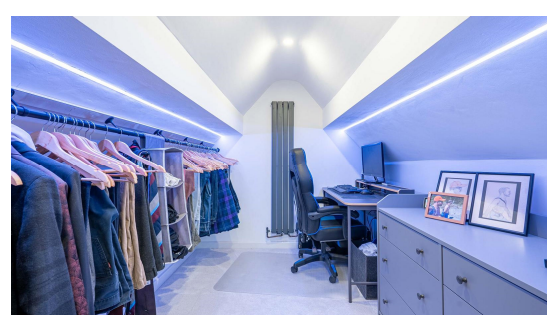
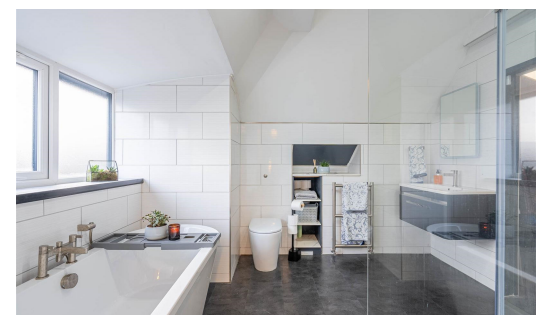
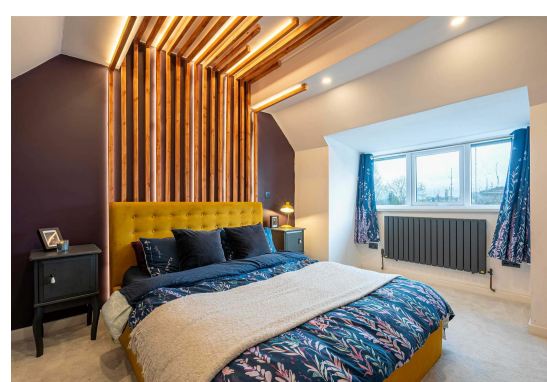
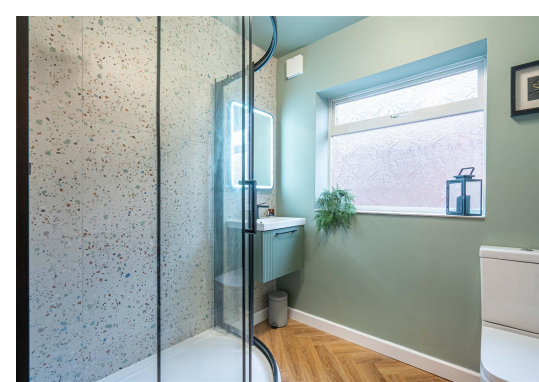
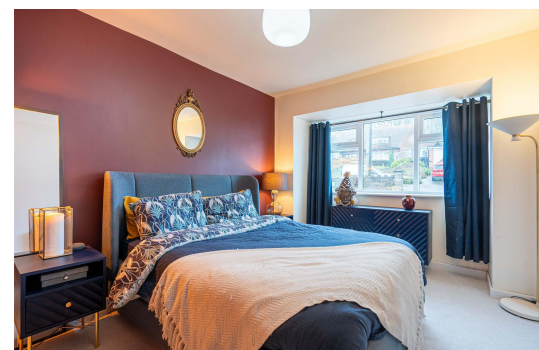
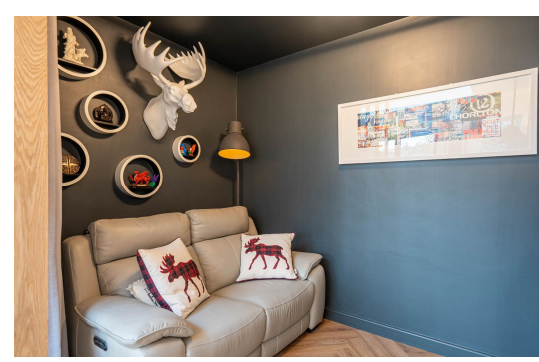
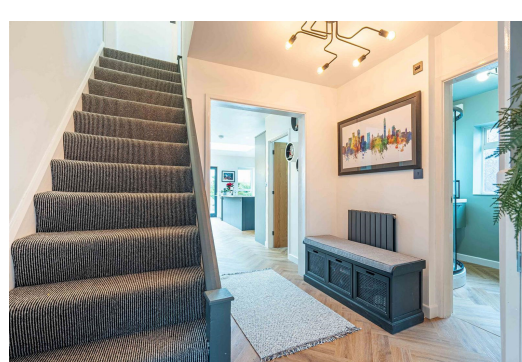
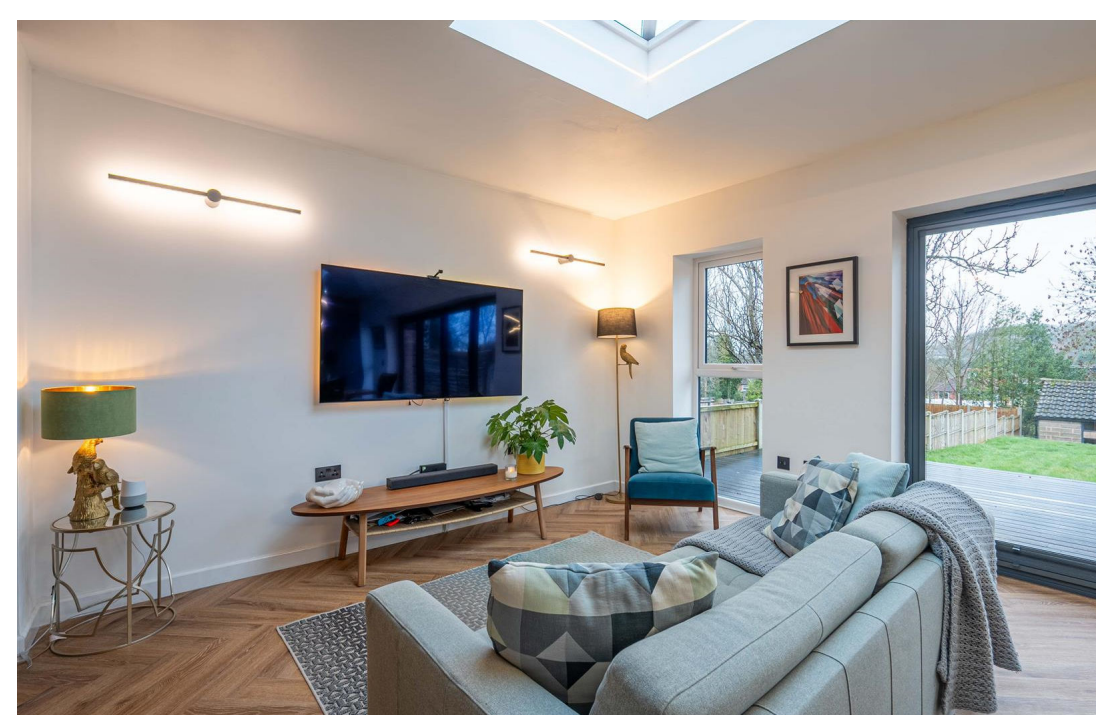
**BEDROOM ONE:** 17'1" max x 11'2" min x 14'7" PVC double glazed window to rear, radiator.

**FAMILY BATHROOM:** 10'3" x 9'4" max PVC double glazed obscure window to rear, matching well appointed white suite comprising feature, freestanding bath, wide wall hung wash hand basin with base unit beneath, low flushing w.c., enclosed separate shower cubicle with glazed splashscreens, shelving/display recesses, heated towel rail. Door opening to:

**WALK IN DRESSING ROOM/HOME OFFICE:** 14'0" max x 4'5" min x 10'10" Hanging rail set into recess, tall contemporary radiator, space for desk, storage area.

**OUTSIDE:** Full width decking to a generous lawned rear garden.

**REAR GARAGE/CONVERTED STOREROOM/GYM:** 17'0" x 15'0" Having twin doors to side, windows to garden and offering scope to be utilised as a home gym or office as preferred, subject to any necessary planning permissions



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



**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.)

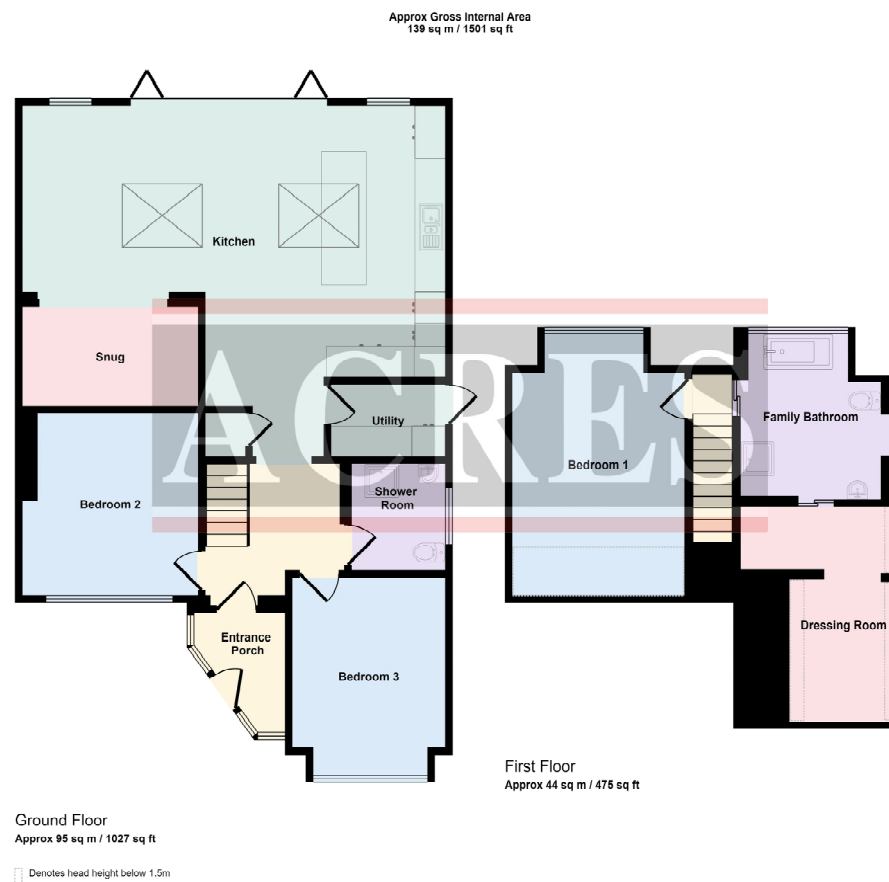
**COUNCIL TAX BAND:** D

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

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

**LOCATION:** Set off White Farm Road, in turn off Clarence Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 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.

