



40 WALSALL ROAD, FOUR OAKS, B74 4QR

OFFERS AROUND - £925,000

This truly, highly deceptively spacious, much improved and well presented, freehold, detached family home, is set in a prime, central and sought after location. Positioned just a short stroll from a range of shopping facilities at 'The Crown', the property is similarly placed for Sutton Park, with all its natural beauty and delightful walkways. Highly sought after, well regarded schooling for all ages is set close by, as are excellent public transport links including access to the Cross City rail line.

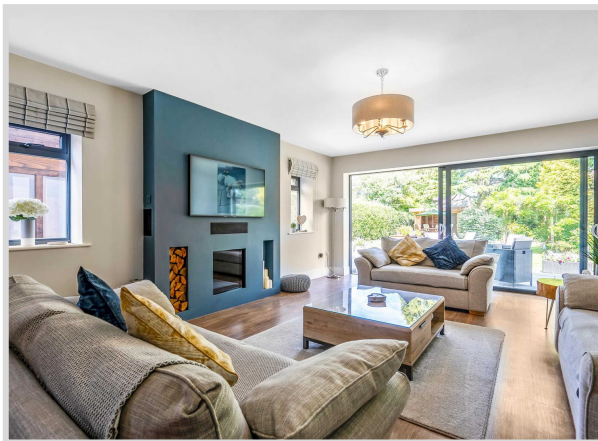
Thoughtfully designed and enlarged, the property of course offers gas central heating and pvc double glazing (both where specified). A fully enclosed porch opens to a welcoming reception hall which features oak block parquet flooring, set to the rear you will find a delightful, substantial lounge, ideal for entertaining guests or family relaxation, wide patio doors provide a most attractive vista over the property's well stocked, private rear garden. The ground floor accommodation additionally offers an open plan dining room, optional breakfast/family room, together with a fitted kitchen having integrated appliances, with lobby off, a guests wc and rear utility room.

An easy tread stairway opens to the first floor landing, where you will find the option of four bedrooms, two having en-suite shower rooms, together with a large, well appointed family bathroom. The master bedroom suite is set to the second floor, where you will also find en-suite facilities.

The property has the added benefit of a side garage, and rear gym/hobby room, store room, together with workshop. A well tended, private rear garden provides a tranquil environment, which is enhanced by an open garden room, together with a further summerhouse, which could be utilised, as preferred as a home office/den. The property additionally benefits from current planning permission for a two storey side and forward extension, single storey side and rear extensions and new forward porch. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden flanked by borders having shrubs and bushes, there is a multi-vehicular driveway. Set to the side is a hardstanding area together with a covered car port. Access is gained to the property via a multi-locking front door having double glazed insets opens to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, timber stained door with obscure glazed insets opens to:



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RECEPTION HALL: Original leaded light obscure and coloured glazed window to fore, exposed oak block parquet flooring, double radiator, storage cupboard, walk-in cloaks cupboard having pvc double glazed window to side and radiator.

DINING ROOM: 15'9" x 13' Two pvc double glazed windows to side, fireplace surround with matching hearth, wood laminate flooring, wide opening to:

SPACIOUS LOUNGE: 20'6" x 15'2" Two pvc double glazed windows to side, full width double glazed patio doors to rear, recessed fire with side decorative log store, wood laminate flooring with under floor heating.

BREAKFAST/DAY ROOM: 15' max / 11'6" min x 11'9" max / 10'7" min Pvc double glazed bay window to front, electric coal effect fire, double radiator.

FITTED KITCHEN: 11' x 9' Pvc double glazed window to side, one and a half bowl sink unit having a range of high gloss, contemporary fitted units to both and wall level including pan drawers, integrated dishwasher and fridge, twin integrated ovens, wide flush fitting induction hob having extractor canopy over, complementary work surfaces.

LOBBY: Having door to garage and door to Pantry: Having shelving, together with wall and base units.

GUESTS WC: Obscure window to rear, matching white low flushing wc, wash hand basin, chrome ladder style radiator.

UTILITY ROOM: 8'4" x 7'1" Pvc double glazed window and door to rear, single drainer sink unit having double base unit beneath, further double wall unit, radiator, rolled edge work surface, space for washing machine and dryer.

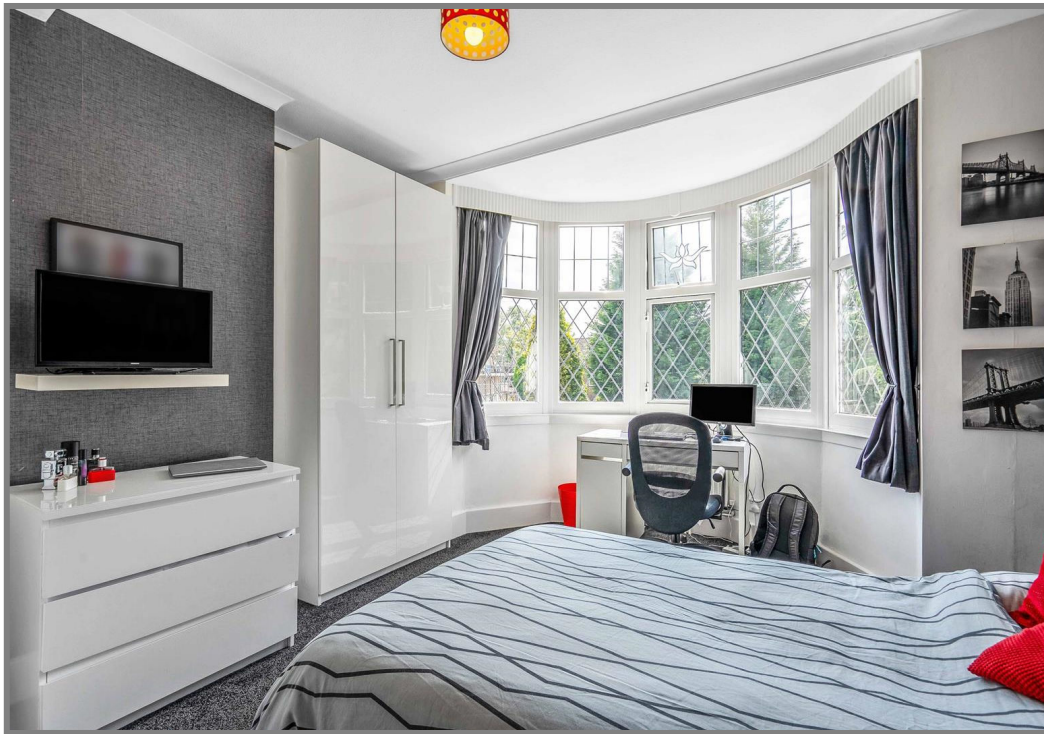
STAIRS TO LANDING: Leaded light obscure glazed window to side, double radiator, linen cupboard.

BEDROOM TWO: 15'3" max / 11'9" min x 10'8" max / 6'8" min Pvc double glazed bay window to front, double radiator, double built-in wardrobe.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, radiator.



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.





BEDROOM THREE: 13' max / 11' min x 13' to walls / 9' min Pvc double glazed window to rear, double radiator, two double and two single fitted wardrobes, together with drawers.

EN-SUITE SHOWER ROOM: Matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, ladder style radiator.

BEDROOM FOUR: 12'4" x 8'9" to walls / 6'8" min Pvc double glazed window to rear, radiator.

BEDROOM FIVE: 9'6" x 6'4" Pvc double glazed window to front, radiator, built-in cupboard.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath, wash hand basin, low flushing wc, separate large shower cubicle with glazed splash screen, chrome ladder style radiator, radiator.

STAIRS TO SECOND FLOOR LANDING: Double glazed Velux window to side.

BEDROOM ONE: 20'3" max / 16' min x 11' Double glazed window to rear, two further double glazed windows to side, double radiator.

EN-SUITE: Double glazed Velux window to front, white low flushing wc having matching vanity wash hand basin, base unit beneath, radiator.

SIDE GARAGE: 16'3" x 11' Fitted wall and base units. (Please check the suitability of this garage for your own vehicle)

REAR GYM/HOBBY ROOM: 15'4" x 9'3" Pvc double glazed window to side.

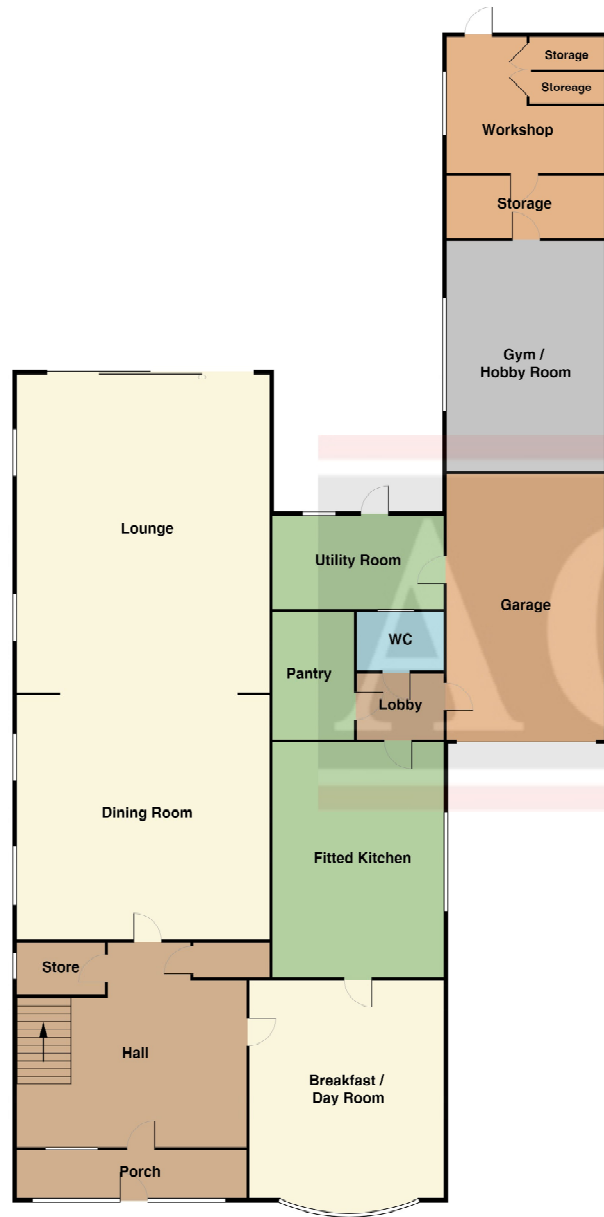
STORE ROOM: 9'42 x 6'1" opening to Workshop: 12'3" max / 6' min x 9'5" max / 4'8" min Pvc double glazed window to side, fitted work bench and base units, two useful store rooms off, door to:

OUTSIDE: Wide patio to a lawned rear garden flanked by mature shrubs and bushes, pathway to Rear Garden Room: 12'10" x 12'4" Opening to garden with further decking/sitting area, overlooking the rear of the property, having internal lighting and power. Summerhouse: 12' x 10' Having windows and door to decking area, providing the potential to be utilised as a home office/den.



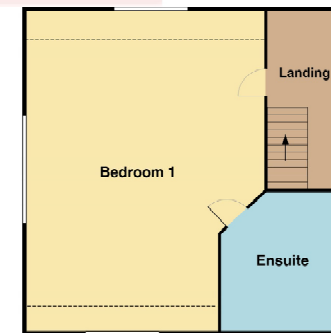
Council Tax Band: G





Walsall Road, Four Oaks

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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.