

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three/four bedrooms
- ◆ Shower room
- ◆ Spacious lounge with tree lined aspect
- ◆ Breakfast kitchen
- ◆ Optional dining room/bedroom four
- ◆ Conservatory
- ◆ Study/home office
- ◆ Side double garage & car port
- ◆ Overlooking Moor Hall Golf Club woods



5 BROCKHURST ROAD, FOUR OAKS, B75 6NL - PRICE GUIDE £525,000

Set in an enviable location, within a small, delightful cul-de-sac, off Heath Croft Road, the property is set adjacent to and overlooking a mature tree lined aspect, being a wooded area upon Moor Hall Golf Club/Hotel. The spacious, enlarged accommodation provides the scope and potential for further alteration/renovation, has the security of an alarm system, together with the provision of both pvc double glazing and gas central heating (both where specified). Four Oaks offers access to the Cross City rail line, well regarded schooling, as well as a host of shopping facilities and restaurants at Mere Green. Briefly comprising reception hall, spacious lounge, breakfast kitchen, inner hallway to the option of three bedrooms or alternatively, as currently utilised, a dining room having conservatory off. Additionally there is a study/home office area and shower room. Set to the side you will find a further double bedroom, which could be utilised as a family room/snug as preferred. The property has twin garages, a deep, side car port and a mature rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a block paved in & out driveway having central flower bed, a canopy porch provides cover and access to the property via a multi-locking door having obscure double glazed inset opening to:

RECEPTION HALLWAY: Radiator, cloaks cupboard.

LOUNGE: 19' x 12'9" max / 11' min Pvc double glazed window to front, gas fire, two radiators.

BREAKFAST KITCHEN: 19' max / 7'9" min x 8'10" max / 6' min

Breakfast Area: Pvc double glazed window to front, radiator, space for breakfast table, opening to:

Kitchen: Pvc double glazed window to side, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, elevated electric oven having grill, fitted gas hob, recesses for fridge and freezers (available via separate negotiation) and washing machine, part pvc double glazed door to side.

INNER HALLWAY: Accessing:

DINING ROOM/BEDROOM FOUR: 13'6" max x 10'6" min Radiator, wide double glazed patio doors to:

CONSERVATORY: 10'10" x 9'10" Pvc double glazed windows to side and rear with double glazed French door to garden.

INTERNAL STUDY: 8'3" x 8'1" min Radiator.

BEDROOM ONE: 13'6" x 11'6" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 11'1" x 9'7" Pvc double glazed window to rear, radiator.

SHOWER ROOM: Pvc double glazed obscure window to side, white suite comprising shower with tiled splash backs, vanity wash hand basin having base units beneath, low flushing wc, ladder style radiator, airing cupboard.

BEDROOM TWO/OPTIONAL FAMILY ROOM: 12'9" x 11'4" Pvc double glazed window and French door to side, radiator.

GARAGE ONE: 15'3" x 9'6" (Please check the suitability of this garage for your own vehicle)

GARAGE TWO: 15' x 8'3" (Please check the suitability of this garage for your own vehicle) Part pvc double glazed door to rear.

COVERED SIDE CAR PORT: 28'3" x 12'2" approx. Outside tap, access to rear, opening to:

REAR GARDEN: Lawned garden area having an abundance of mature shrubs and bushes, timber fencing and shed.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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)

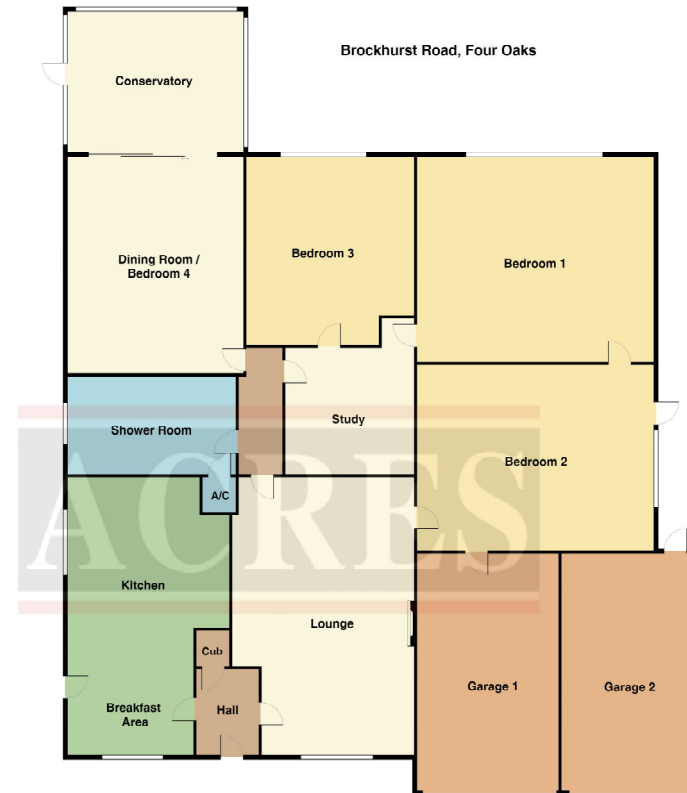
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Heath Croft Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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.