

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms
- ◆ En-suite shower room
- ◆ Family bathroom
- ◆ Spacious lounge
- ◆ Dining room
- ◆ Breakfast kitchen & utility room
- ◆ Large rear garden room
- ◆ Double garage & guests cloakroom/wc
- ◆ Generous rear garden
- ◆ Set close to open countryside
- ◆ No upward chain



21 TENNYSON AVENUE, FOUR OAKS, B74 4YG - £490,000

This imposing, spacious, freehold, detached family home, is set in a well regarded cul-de-sac, close to excellent public transport links including local bus services, together with the Cross City rail line at Blake Street station. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its true proportions and further potential, we highly recommend an internal inspection. Briefly comprising reception hall with guests cloakroom/wc off, attractive lounge, dining room, breakfast kitchen and utility room, together with a wide, rear garden/day room. To the first floor you will find four bedrooms, together with an en-suite shower room and a family bathroom. Set to the side there is a double garage, having electric doors and to the rear a generous garden.

Set back from the roadway behind a lawned fore garden having side tarmac driveway, access is gained to the property via:

CANOPY PORCH: Multi-locking front door having obscure double glazed insets opens to:

RECEPTION HALL: Obscure pvc double glazed window to front, double radiator.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, white low flushing wc with matching vanity wash hand basin having base unit beneath, chrome ladder style radiator.

SPACIOUS LOUNGE: 18'3" x 11'9" Pvc double glazed windows to front and side, double radiator, coal effect living flame gas fire set on a marble hearth having matching recess, fire surround.

DINING ROOM: 11'6" x 10'10" Double glazed patio doors to rear, pvc double glazed window to side, double radiator.

BREAKFAST KITCHEN: 12'7" x 10'9" Pvc double glazed window to rear, double bowl sink unit having base unit beneath, there is a further range of fitted units to both base and wall level including drawers, rolled edge work surfaces having tiled splash backs, peninsular breakfast bar/island unit having further base units and space for stools, multiple recesses for appliances, radiator.

UTILITY ROOM: 10'9" x 5' Pvc double glazed window to side, single drainer sink unit having base unit beneath, recesses for washing machine and dryer, rolled edge work surfaces having tiled splash backs.

WIDE GARDEN/DAY ROOM: 25' x 9'9" max / 6'9" min Double glazed to side and rear elevations with double glazed double French doors to garden, two double radiators.

STAIRS TO LANDING: Pvc double glazed window to front, double radiator, airing cupboard.

BEDROOM ONE: 11'10" x 11'9" plus door recess Pvc double glazed windows to front and side, radiator, single and four double wardrobes (included within the sale).

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, wide vanity wash hand basin with base unit beneath, low flushing wc, tiled splash backs.

BEDROOM TWO: 10'10" x 10'1" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 11' max / 9' min x 8'2" plus door recess Pvc double glazed window to rear, radiator, two double fitted wardrobes.

BEDROOM FOUR: 8' x 7'10" plus door recess Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to front, matching white suite comprising bath having shower over and glazed splash screen and tiled splash backs, wash hand basin, low flushing wc, double radiator.

SIDE DOUBLE GARAGE: 16'6" x 15'9" Having two electric garage doors, half obscure glazed door to side. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area with outside tap to a generous, wide lawned rear garden, flanked by borders having shrubs and bushes, together with mature hedging.



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)

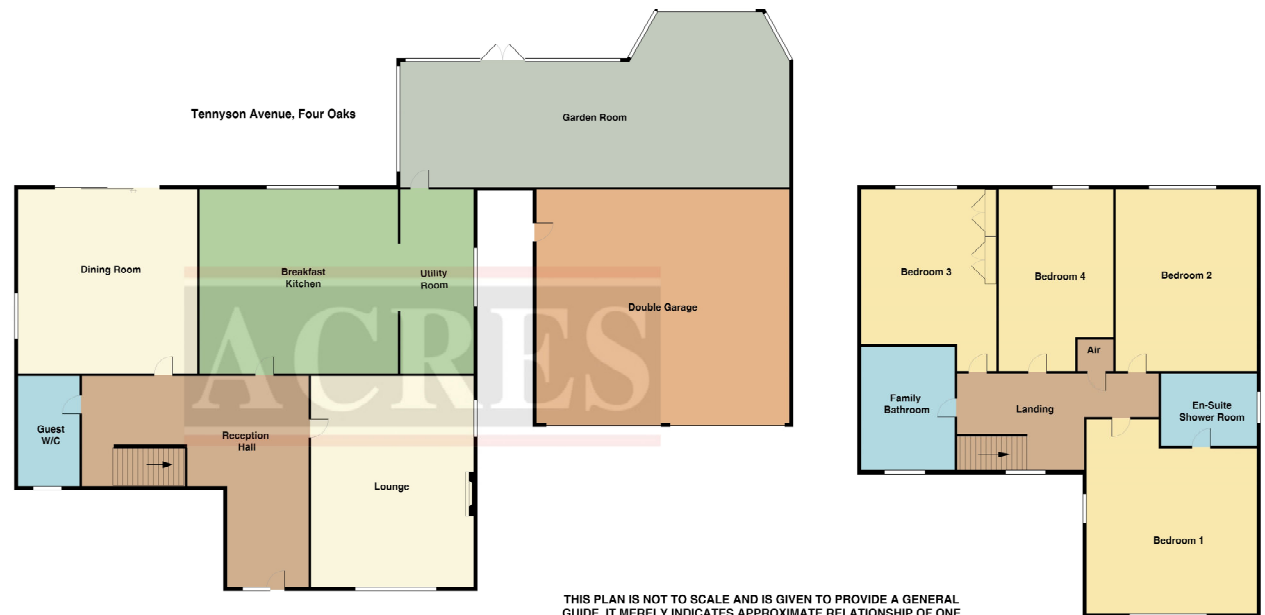
COUNCIL TAX BAND: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Shelley Drive, in turn off Blake Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 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.